

Ms Yen-Yen Teh  
Emulsion Ltd.  
Emulsion  
6 Baker's Yard  
London  
EC1R 3DD

Application Ref: **2016/3551/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

6 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**14 Hatton Wall**  
**London**  
**EC1N 8JH**

Proposal:  
Erection of single storey roof extension, rear roof terrace and alterations to front and rear elevation.

Drawing Nos: Design & Access Statement, Location Plan, 571\_061, 571\_022, 571\_011, 571\_012, 571\_013, 571\_014, 571\_015, 571\_016, 571\_031, 571\_032, 571\_032, 571\_101, 571\_102, 571\_103, 571\_104, 571\_105, 571\_106, 571\_107, 571\_301, 571\_302, 571\_303, 571\_202 & 571\_201

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Design & Access Statement, Location Plan, 571\_061, 571\_022, 571\_011, 571\_012, 571\_013, 571\_014, 571\_015, 571\_016, 571\_031, 0571\_032, 571\_032, 571\_101, 571\_102, 571\_103, 571\_104, 571\_105, 571\_106, 571\_107, 571\_301, 571\_302, 571\_303, 571\_202 & 571\_201.

Reason:

For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Reasons for granting permission

The proposed single storey roof extension, associated front balcony, rear roof terrace and to the rear elevation windows were previously granted approval under planning application under ref: 2014/7438/P. Neither site circumstances nor adopted policy has changed since this approval and as such the principle of the extension and alterations are considered to be acceptable.

The proposed 50sqm of floorspace will operate as a B1 Use. The extension will be subordinate in its scale and location to the host building, set back from the front building line and at the same height as the adjacent building no 18 Hatton Wall. The design of the extension is contemporary however it conforms to the Council's design guidance for mansard roof extensions in CPG 1.

No daylight/sunlight report has been submitted in support of the planning application. However owing to its modest size, high level location and set back position from the principal elevation, the proposal would not encroach into the 25 degree line from the centre of the opposing second floor window, as recommended by BRE Guidance. The light received by this and surrounding windows is therefore not considered to be harmfully reduced. The almost identical planning approval, Ref 2014/7438/P, provided a daylight and sunlight report providing evidence that light amenity to neighbouring buildings would not be harmed. This has been taken in to consideration when assessing the sunlight and daylight impacts on account of the dimensions of the proposal and site conditions not changing in the interim period.

Owing to the design, existing high built density, commercial use and existing overlooking from windows on adjacent buildings, the proposed roof extension would be unlikely to result in additional overlooking to adjoining occupiers. Neighbouring occupiers were consulted on the application.

No comments have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development is in general accordance with policy CS1, CS5, CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016.

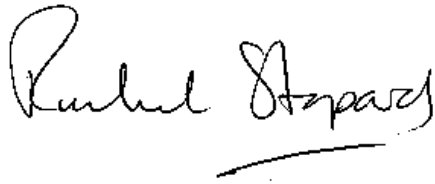
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard  
Executive Director Supporting Communities