

Ms Summer Islam
6a architects
40 Lambs Conduit Street
3rd floor,
Rapier House
London
WC1N 3LJ

Application Ref: **2016/3333/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

13 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
35 Emerald Street
London
WC1N 3QW

Proposal:

Variation of condition 3 (approved plans) of planning permission 2014/0304/P granted on 10/06/2014 (erection of a 2 storey front extension; installation of 5 x rooflights to community centre) namely; to modify roof form - increase roof height and provide mesh enclosed roof terrace plus roof garden; changes to elevations and positioning of rear rooflights; provision of access ramp.

Drawing Nos: Drawings Superseded - 1100; 1101; 1102; 1103; 1104; 1200; 1201; 1202; 1203; 1301.

Approved: Drawing Nos: Location plan; 0150; 0151; 0200; 0201; 0300; Proposed - 1100 _REV.A; 1101 _REV.A; 1102 _REV.A; 1103 _REV.B; 1104 _REV.A; 1600 REV.A; 1601 REV.B; 1700 REV.A; 1800 Roof Plan; 1301_REV.B; 1302 Alleyway Ramp; 1303 Alleyway Detail.

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



Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2014/0304/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- [Location plan; 0150; 0151; 0200; 0201; 0300; Proposed - 1100 _REV.A; 1101 _REV.A; 1102 _REV.A; 1103 _REV.B; 1104 _REV.A; 1600 REV.A; 1601 REV.B; 1700 REV.A; 1800 Roof Plan; 1301 _REV.B; 1302 Alleyway Ramp; 1303 Alleyway Detail.].

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

- 2 The roof garden at the second floor level hereby approved shall not be used as an amenity roof terrace and shall be accessed for maintenance purposes only and for no other purpose.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy; and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

Proposed amendments are: Modify roof form and increase roof height, mesh enclosed roof terrace plus roof garden; changes to elevations and positioning of rear rooflights; introduction of an access ramp.

The revised extension would replace the part flat and pitched roof (with double-height internal space / mezzanine floor) with two separate extensions at the 1st and 2nd floor levels; and retain the mosaic tiling at the front. The 1st floor level would be full-width at the front; and the depth and gap with Rapier House would remain as originally approved. The new 2nd floor would be half-width and half-depth with a shallow setback from the front elevation; and the height would increase by approximately 1.8m above the approved providing the stair core and lift. The new mesh enclosed roof terrace, roof garden and façade alterations complete the key changes relating to the extension.

Although half a storey taller than originally consented, the increase in height only covers half of the width of the site, and is largely concealed by a prominent neighbouring building (Rapier House). Additionally, the narrowness of Emerald Street at this point means that the increase in height, and the mesh enclosure, is unlikely to be appreciated from ground level; and would only be visible from the rear of houses at Rugby Street opposite. The mesh enclosure is not solid and so should not add to the perceived bulk of the proposal. The window alterations to the front elevation relate to the revised floorplate and are considered acceptable.

Similarly, the re-configured rooflights and the new window on the east side are acceptable.

Notwithstanding, the increased height, the revised scheme is an improvement on the previously consented scheme due to the façade changes (omission of the oriel window) and roof garden feature. The scheme does not cause harm to the character and appearance of the Bloomsbury Conservation Area.

The provision of access ramp and passenger lift ensures that this community centre is DDA compliant.

Amenity - There would be 18m distance between the roof terrace and the windows of Rugby Street opposite (north side). The roof garden is set back 3m from the front parapet with the roof terrace behind separated by balustrade. The balustrade would preclude the roof garden from being used as amenity space, see condition attached. There would be no impact on amenity to residential occupiers at the rear (south), or to the office and educational institution on the east and west sides. The proposal would be in compliance with CPG6 amenity guidelines and would not cause any additional harm and is considered acceptable.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 10/06/2014 under reference number 2014/0304/P. In the context of the permitted scheme, it is considered that the amendments would not have any further impact the building, street scene and Conservation Area or on nearby occupiers.

One objection was received which has duly been considered. The application 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and 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 the London Plan March and the National Planning Policy Framework.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 10th June 2014 reference 2014/0304/P and is bound by all the conditions and obligations attached to that permission.
- 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 Noise and Licensing Enforcement Team, 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.

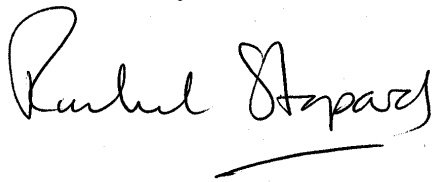
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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



Rachel Stopard
Executive Director Supporting Communities