

Mr Barrie McCall  
Dunacre Ltd  
Unit 7 Coda Studios  
189 Munster Road  
London SW6 6AW UK

Application Ref: **2016/3433/P**  
Please ask for: **Amy Grace Douglas**  
Telephone: 020 7974 **8096**

6 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Atelier London Ltd**  
**71-75 Shelton Street**  
**London**  
**WC2H 9JQ**

Proposal: Use of office roof as a terrace with associated balustrading and relocation of air conditioning units.

Drawing Nos: 1613/001 Location Plan; 1613/002 Site Plan; 1613/101 Roof Plan; 1613/102 Betterton St Elevation As Existing; 1613/201 Rev A Roof Plan as Proposed; 1613/202 Betterton St Elevation, As Proposed; 1613/301 Rev A Balustrade Section Details

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 1613/001 Location Plan; 1613/002 Site Plan; 1613/101 Roof Plan; 1613/102 Betterton St Elevation As Existing; 1613/201 Rev A Roof Plan as Proposed; 1613/202 Betterton St Elevation, As Proposed; 1613/301 Rev A Balustrade Section Details

Reason:

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

- 4 The roof terrace shall not be used between the hours of 2100 and 0730 and at no time on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

During the course of the assessment the balustrade to the roof terrace was set

back from the street edge by 1m to ensure it would not be visible in views from street level. As a result, the proposed roof terrace and associated balustrading to the roof of an existing office, would not harm the appearance of the host building or the character of the surroundings, nor the Seven Dials Covent Garden conservation area in general.

The reconfiguration of the position of the existing air conditioning units, is not considered to be harmful to the surroundings and would not be significantly visible from the streetscene. The host building is not listed nor is it noted as a positive contributor. Overall the proposal is considered to be a modest addition that would not detrimentally impact the streetscape or the character of the building.

No objections were received and the site history has been considered. The applicant has not submitted a Noise Impact Assessment. However the Environmental Health team accept that the proposals to simply relocate the existing air conditioning units would be unlikely are to result in additional noise nuisance, subject to a condition to ensure noise mitigation measures are in place to protect the amenity of adjoining properties.

Additionally, the hours of use for the roof terrace, for Monday to Fridays between 7.30am and 9pm only, is recommended to be conditioned to ensure the amenity of nearby residents is preserved.

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 2013.

As such, the proposed development is in general accordance with policies CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development accords with the London Plan 2016 and the National Planning Policy Framework.

- 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

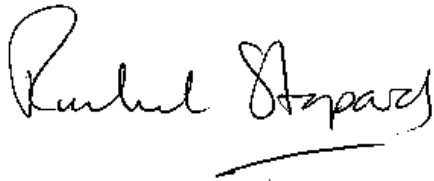
approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities