

Mr Chris Wilmshurst
Vail Williams LLP
Unit 4 Peveril Court
6-8 London Road
Crawley
RH10 8JE

Application Ref: **2016/3748/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

21 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7th Floor
Whittington House
19-30 Alfred Place
London
WC1E 7EA

Proposal:

Extension to existing seventh floor on north facing elevation with uPVC sliding doors to match existing on the north-east of the building; Replacement of existing louvres in redundant plant room with fixed glazed windows; Replacement of existing timber door with new glazed door with stainless steel frame; New full height window with stainless steel frame in location of previous existing vent; 2 no new full height windows with stainless steel frames; Replacement of 2 no new skylights in existing room openings.

Drawing Nos: Design and Access Statement, A(02)501, EX(03)517, A(03)517, EX(03)518, EX(05)410, EX(05)411, A(03)518, A(03)520, A(05)410, A(05)411 and A(04)500.

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 policies 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 and Access Statement, A(02)501, EX(03)517, A(03)517, EX(03)518, EX(05)410, EX(05)411, A(03)518, A(03)520, A(05)410, A(05)411 and A(04)500.

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

Informative(s):

- 1 Reasons for granting permission.

Whilst adding some bulk at roof level, the proposed roof extension at 7th floor remains subordinate and does not overwhelm or dominate the elevation. The additional floorspace is 17.26sqm. The materials are to match the existing building including window and sliding door detailing. The extension would not harm the host building or the streetscene due to the location at high level and the modest size. The development is considered acceptable in design terms.

Due to its siting and scale, the proposal is not considered to result in loss of privacy or overshadowing to neighbours properties. The extension is at high level and not adjacent to residential windows where overlooking would be a concern. Due to the location, loss of light would not occur.

No objections have been received in relation to this proposal and the site history has been taken into account in assessing the proposal. Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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 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).

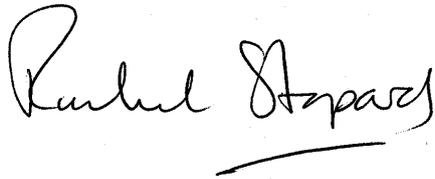
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Executive Director Supporting Communities