

Miss Jayne Mills  
Studio Mills  
6 Stagshaw House  
Pytchley Road  
London  
SE22 8DB

Application Ref: **2016/3687/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

4 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 3**  
**190 Drury Lane**  
**London**  
**WC2B 5QD**

Proposal:  
Erection of rear extension to an existing roof addition and installation of new balustrade associated with the existing rear roof terrace.

Drawing Nos: A-02-00 REV B, A-03-00 REV B, A-0L-00 REV B, A-0R-00 REV B, A-76-00 REVB, A115 REVP2, A116 REVP2, A123 REVP2, A124 REVP2 and A126 REVP2.

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 A-02-00 REV B, A-03-00 REV B, A-0L-00 REV B, A-0R-00 REV B, A-76-00 REVB, A115 REVP2, A116 REVP2, A123 REVP2, A124 REVP2 and A126 REVP2.

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

#### Informative(s):

- 1 Reasons for granting permission

Planning permission was granted for a mansard style roof extension under 2015/6868/P, and planning consent is now sought for a reduction in the scale and changes to the design of the approved roof extension. It is proposed to retain a proportion of the existing roof terrace with the depth of the extension being reduced by approximately 70cm and the height slightly lowered. The proposed extension would be a lightweight addition and the approved brickwork would be replaced with glazing to the rear elevation. The means of escape would be retained and the extension would be appropriately set back from the roof eaves, ridge and sides with new sliding doors proposed to the roof terrace..

A metal balustrade would be installed to the terrace which would be reduced to approximately 0.7m deep x 4.1m wide. Considering the diverse neighbouring roof treatments and the fact the elevation is hidden from public views it is not considered that the proposal would not be harmful to the conservation area or the host property, and would be in accordance with Policy DP24 and design guidance CPG1.

The terrace to the rear elevation is established and the modest extension would not be considered to result in additional harm to neighbouring amenity in terms of loss of privacy, outlook or sunlight/daylight in accordance with Policy DP26. It is noted there would be a door on the side elevation of the extension. However, the terrace would not increase the opportunity for overlooking given the terrace is an established development and being reduced in size.

11 Neighbouring occupiers were consulted on the application and one comment was received which is addressed separately. The Covent Garden Community

Association raised no objection. 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 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 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.

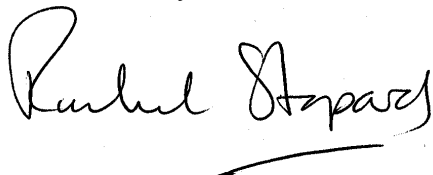
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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