

Mr Matthew Swinhoe
ZRP Architects
26 Exmouth Market
Clerkenwell
London
EC1R 4QE

Application Ref: **2014/6804/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

26 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
23 B Tavistock Place
London
WC1H 9SE

Proposal:
Construction of single storey rear extension, enclosed roof terrace and secondary means of escape at second floor level in relation to existing office (B1), and roof terrace at third floor level for use by existing residential flat (C3)

Drawing Nos: ZRP020_S_000; ZRP020_S_101; ZRP020_S_102; ZRP020_S_103; ZRP020_S_201; ZRP020_S_301; ZRP020_S_302; ZRP020_P_101; ZRP020_P_102; ZRP020_P_103; ZRP020_P_201; ZRP020_P_301; ZRP020_P_302; ZRP020_23/B; ZRP020_P_CPG6; and ZRP020_23.B Tavistock Place 3D Sketches_05/05/2015

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: ZRP020_S_000; ZRP020_S_101; ZRP020_S_102; ZRP020_S_103; ZRP020_S_201; ZRP020_S_301; ZRP020_S_302; ZRP020_P_101; ZRP020_P_102; ZRP020_P_103; ZRP020_P_201; ZRP020_P_301; ZRP020_P_302; ZRP020_23/B; ZRP020_P_CPG6; and ZRP020_23.B Tavistock Place 3D Sketches_05/05/2015

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

- 4 Details of second-floor roof terrace screen, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The approved screen shall be constructed prior to first use of the terrace and permanently retained and maintained thereafter in accordance with the details approved.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of 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.

- 5 The use of the lower terrace hereby approved shall not be carried out outside the following times: 08:00 - 18:00hrs Mondays to Saturdays and 10:00 - 16:00hrs on Sundays and Bank Holidays.

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 policy DP26, and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).

- 2 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



Ed Watson
Director of Culture & Environment