

Mr Steven Pollock  
Guard Tillman Pollock Limited  
161 Whitfield Street  
London  
W1T 5ET

Application Ref: **2016/5211/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

1 December 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Apartment S9-04  
Plimsoll Building  
Handyside Street  
London  
N1C 4BP**

Proposal:

Erection of glazed extension to southern elevation of ninth floor apartment to provide additional habitable space.

Drawing Nos: 4248/PL01/01, 4248/PL01/02, 4248/PL01/03, 4248/PL01/04, 4248/PL02/01, 4248/PL02/02, 4248/PL02/03, 4248/PL02/04, 4248/PL01/LP, Design and Access Statement dated 20/09/2016.

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 4248/PL01/01, 4248/PL01/02, 4248/PL01/03, 4248/PL01/04, 4248/PL02/01, 4248/PL02/02, 4248/PL02/03, 4248/PL02/04, 4248/PL01/LP, Design and Access Statement dated 20/09/2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the erection of a glazed extension to the southern side of the existing ninth floor terrace area. The proposal would have a floor area of approximately 23sqm and would be situated beneath the projecting balcony of the tenth floor apartment directly above.

It is acknowledged that the Plimsoll Building is a recently completed development on the Kings Cross Central site and whilst single storey extensions are a common form of development, changes to the external fabric of such a new building would usually be considered unacceptable. However, the subtle nature and limited visibility of the proposed extension from immediate and wider views would ensure no undue harm to the design and architectural integrity of the host building would occur as a result of the development.

Furthermore, given the prevalence of large glazed openings elsewhere on the host and neighbouring buildings, the use of glass as the principal material for the proposed development is considered appropriate particularly as it would help to give the extension a lightweight appearance that would complement the design of the host building.

The area of the existing terrace would be reduced from approximately 121sqm to 98sqm following development, and the resultant amenity space is considered large enough for the continued enjoyment of the apartments occupants.

The size and location of the proposed extension would not cause an undue loss of residential amenity to neighbouring properties in terms of loss of light, outlook or privacy.

Two objections were received following statutory consultation. 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 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 proposal 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 policies of the London Plan 2016 and National Planning Policy Framework.

- 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.
- 3 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

*David T. Joyce*

David Joyce  
Executive Director Supporting Communities