

Miss Susie Taylor
Gerald Eve
72 Welbeck Street
LONDON
W1G 0AY

Application Ref: **2017/0559/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

9 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Camden Wharf
28 Jamestown Road
London
NW1 7BY

Proposal:

Creation of amenity area and installation of associated balustrade with two access doors at second floor level.

Drawing Nos: 10.100 P2, 10.200 P2, 10.250 P1, 10.270 P1, 10.271 P1, 10.272 P1, 15.200 P2, 15.250 P1, 15.270 P3, 15.271 P3, 15.272 P2, 20.200 P2, 20.201 P1, 20.250 P1, 20.270 P3, 20.271 P3, 20.272 P2

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
10.100 P2, 10.200 P2, 10.250 P1, 10.270 P1, 10.271 P1, 10.272 P1, 15.200 P2, 15.250 P1, 15.270 P3, 15.271 P3, 15.272 P2, 20.200 P2, 20.201 P1, 20.250 P1, 20.270 P3, 20.271 P3, 20.272 P2

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

- 4 The amenity area hereby permitted shall not be used outside the following times
08:00 - 21:00 Mondays to Fridays.

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

3 Reasons for granting permission.

The application includes partial demolition of the existing terrace area at the second floor of the building and the removal of two existing windows at second floor level and one existing windows at third floor level. The proposal is for the creation of a new roof terrace with glass and metal balustrading replicating the existing terrace at the third floor of the building.

The new floor space will be ancillary to the existing B1 use at second floor. The extension will be subordinate in its scale and location to the host building, set back from the front building and has a contemporary design in-keeping with the character and appearance of the host building and the wider Regent's Canal Conservation Area.

Owing to the design, existing high built density, commercial use, and existing overlooking from windows on adjacent buildings, the proposed roof extension would be unlikely to result in additional overlooking to adjoining occupiers.

One objection was received from a neighbouring resident raising concerns of overlooking and a loss of privacy and requesting restrictions on hours of use and uses of the terrace.

The site's planning history has been taken into consideration 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 Listed Buildings and Conservation Areas Act 1990 as amended by the enterprise and Regulatory Reform Act (EER) 2013.

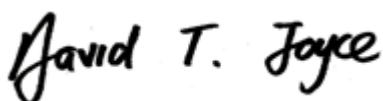
As such the proposal is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposal is also in accordance with Policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016 and the London Plan 2016 and the NPPF.

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 Joyce
Director of Regeneration and Planning