

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

Application Ref: **2016/5471/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

26 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
23 Tavistock Place
London
WC1H 9SE

Proposal:

Details of second floor roof terrace screen, as required by condition 4 of planning permission ref 2014/6804/P (dated 26/06/2015) for 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; P_AoD_103.

Informative(s):

- 1 Reasons for granting permission:

The information submitted is in relation to the screen of the second floor terrace.

The proposed screen would be made of two parts both of polyester powder coated aluminium colour white, with toughened glass screen in between the two sections.



The screen would have a height of 1.8m, and its siting and projection is in line with the approved drawings under planning application ref no 2014/6804/P. The screen has been implemented on site and pictures have been provided within the approved drawings. It is therefore considered that the proposed details for the terrace screen are considered to respect the character of the host property, neighbouring properties and wider Bloomsbury Conservation Area. Furthermore, it is considered that the screen would protect the amenity of the adjoining neighbouring residents as it would prevent overlooking.

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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS14, the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 and DP25, and Camden Local Plan Submission Draft 2016, with regard to policies D1 and D2. The proposed development also accords London Plan 2016 and National Planning Policy Framework 2012.

- 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 Noise and Licensing Enforcement Team, 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.
- 4 The Inspector's report on the Council's emerging Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's

report.

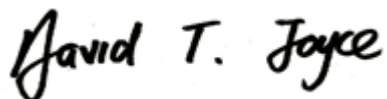
- 5 It is noted that the terrace screen at the first floor terrace has not been implemented in accordance with the approved plans under planning application ref no 2014/6804/P. As such the terrace screen should be amended to be in compliance with this permission within 6 calendar weeks of the date of this permission, or enforcement proceedings will be initiated.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning