

Mr Martin King
Douglas and King Architects
Back Building 148-150 Curtain Road
London
EC2A 3AR
United Kingdom

Application Ref: **2016/4198/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

10 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**4 Greenland Place
London
NW1 0AP**

Proposal:

Erection of roof level extension with roof terrace in front elevation to create additional commercial space (Class B1).

Drawing Nos: GREp4_ex 001 A; GREp4_ex 002 A; GREp4_ex 100 A; GREp4_ex 101 A; GREp4_ex 102 A; GREp4_ex 103 A; GREp4_ex 200 A; GREp4_ex 201 A; GREp4_ex 300 A; GREp4_ex 301 A; GREp4_ex 100 Rev D; GREp4_pl 103 Rev B; GREp4_ga 104 Rev B; GREp4_GA 200 Rev C; GREp4_GA 201 Rev C; GREp4_GA 300 Rev F; GREp4_GA 301 Rev F; GREp4_SK 012; GREp4_SK 013; GREp4_SK 014; GREp4_SK 015; GREp4_SK 016.

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 approved under this permission.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

GREp4_ex 001 A; GREp4_ex 002 A; GREp4_ex 100 A; GREp4_ex 101 A; GREp4_ex 102 A; GREp4_ex 103 A; GREp4_ex 200 A; GREp4_ex 201 A; GREp4_ex 300 A; GREp4_ex 301 A; GREp4_ex 100 Rev D; GREp4_pl 103 Rev B; GREp4_ga 104 Rev B; GREp4_GA 200 Rev C; GREp4_GA 201 Rev C; GREp4_GA 300 Rev F; GREp4_GA 301 Rev F; GREp4_SK 012; GREp4_SK 013; GREp4_SK 014; GREp4_SK 015; GREp4_SK 016.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Manufacturer's specification details of and sections 1:20 of the balustrade on the front parapet wall to be submitted to the Local Planning Authority.

- b) Detailed drawings 1:20 of the junctions around the picture frame window where it meets the pre-weathered steel and parapet, on the front elevation, to be submitted to the Local Planning Authority.

- c) Detailed drawings 1:20 of the parapet of the roof extension where the pre-weathered steel meets the roof, to be submitted to the Local Planning Authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed 4th floor roof extension would provide additional office space with an area of 149sqm.

The height of the extension respects the horizontal hierarchy of the adjoining buildings which drops down from south to north, with the adjoining building at no 6 sitting higher than the application site and the one at no 4 lower. The roof extension is considered to appear as a subordinate addition to the host building.

The proposed extension would be set back from the building's front boundary by approximately 1.4m, reducing its impact on the streetscene. The picture window element of the proposed extension reflects the distinct nature of the elements below and is consistent with the design of the neighbouring building at no 6. The windows at the rear have been refined in relation to the ones below, creating a more proportionate rear elevation.

The exterior of the proposed extension would be made of 1250mm x 2000mm Corten panels with a seamless connection. The proposed windows would be Schuco AWS 70 Double glazed Traffic Black RAL 9017, which would enhance the overall appearance of the extension.

The proposed scheme would provide two vertical cycle Sheffield bike stands at the ground floor level which is considered acceptable in transport terms. Due to the scale of the proposal and its location a Construction Management Plan (CMP) is considered necessary to manage the impacts of the development.

Due to its location, position, size and height the proposed scheme is not considered to cause significant harm to the adjoining neighbouring properties.

The proposed extension at the roof level is considered to be of high quality design, with a modern feeling and is considered to nicely complement the host dwelling, the neighbouring properties and Camden Town Conservation Area. 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.

A comment from Camden Town CAAC has been received which is dully addressed in the consultation summary. 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 G1, A1, C6, D1, D2, CC1, DM1 of Camden Local Plan 2017.

- 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).

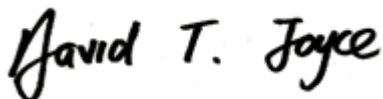
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the Construction Management Plan of the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are advised that a Construction Management Plan (CMP) is to be secured via S106 Legal Agreement. This document should follow the Council's CMP pro-forma (available online <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/planning-obligations-section-106/>) and must be submitted to and approved by the Council before any works can commence on site.

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