

Mr MATTHEW SWINHOE
ZRP Architects
26 Exmouth Market
Clerkenwell
London
EC1R 4QE

Application Ref: **2017/1812/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

13 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
23B Tavistock Place
Maisonette 1st
2nd
and 3rd Floor
London
WC1H 9SE

Proposal:

Variation of condition 3 (approved plans) of planning permission 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), namely installation of a new first floor window opening on the western side elevation, removal of external bricked face screen on the western side elevation at first floor level, amendments to the materials of the enclosed roof terrace screen at second floor level from brick faced screen wall to brick upstand parapet and slatted timber screen, bricking up of first floor door opening in northern rear elevation; alterations to the location of the second floor double glazed screen on the rear elevation, removal of timber trusses over the second floor roof terrace on the rear elevation and amendments to the materials of the enclosed roof terrace screen at third floor level from timber fin screen with reflective gloss finish to white powder-coated aluminium fin screen.

Drawing Nos: ZRP020_P_Voc_101; ZRP020_P_Voc_102; ZRP020_P_Voc_201 REVA;
ZRP020_ZRP020_P_Voc_CPG6; ZRP020_P_Voc_301; ZRP020_P_Voc_302;



ZRP020_P_Voc_303 and RP020_P_Voc_808.

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 shall be carried out in accordance with the following approved plans: ZRP020_P_Voc_101; ZRP020_P_Voc_102; ZRP020_P_Voc_201 REVA; ZRP020_ZRP020_P_Voc_CPG6; ZRP020_P_Voc_301; ZRP020_P_Voc_302; ZRP020_P_Voc_303 and RP020_P_Voc_808.

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

- 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 policies D1 and D2 of the Camden Local Plan 2017.

- 3 The use of the first floor roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 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 D1, D2 and A1 of the Camden Local Plan 2017.

- 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 policies D1, A1 and A4 of the Camden Local Plan 2017.

- 6 Before the development hereby permitted is first occupied, the first floor window in the western side elevation shall be obscure glazed and shall be fixed shut to an

internal height of 1.7m and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

This minor material amendment is seeking to amend a permission for the construction of single storey rear extension, enclosed roof terrace and secondary means of escape at second floor level in relation to existing office (B1). The works have commenced on site so this is a retrospective application. Permission is sought to vary condition 3 (approved drawings) of the extant permission to make a variety of amendments. The principle of the single storey rear extension and creation of terraces at first and second floor levels has been approved. The main issues to consider include the changes to the detailed design and its effect on the character and appearance of the surrounding area and conservation area, as well as any impacts on the residential amenity of neighbouring occupiers.

The site is located in the Bloomsbury Conservation Area. The proposed revisions include a number of modifications that would continue to preserve and enhance the character and appearance of the host building and conservation area. The proposal would include the removal of external raised first floor platform and bricked face screen on the western side elevation. This would reduce the bulk and scale of the first floor rear extension and would be considered acceptable. The installation of a new first floor window opening on the western elevation is considered acceptable. It would be obscure glazed and this would be secured by condition.

The brick face screen wall to enclose the lower roof terrace at first floor level and timber trusses above would be removed and replaced by a brick built dwarf wall and painted timber screen that would measure 1.8m in height overall. This would not harm the character and appearance of the building given its location on the rear elevation. It is also proposed to replace the materials of the enclosed upper roof terrace screen at second floor level from timber fin screen with reflective gloss finish to white powder coated aluminium fin screen. The contemporary finish is similar to the extant permission and would be considered acceptable subject to the detail design that would be secured by planning condition to ensure the resulting appearance is of a high quality and appropriate to the host building and surrounding conservation area. The remaining design changes are considered to be minor and the internal amendments are non-material. In summary the combined amendments result in a high quality proposal that would preserve the character and appearance of the building and the conservation area.

Both terraces would be screened by 1.8m high enclosures. The lower terrace would be enclosed by a solid screen which would prevent views towards neighbouring buildings. The upper terrace would comprise a solid screen on the

western side of the terrace and a slatted screen on the northern. The screen would allow views to the north due to the arrangement of the fins of the screen but would prevent westerly views. Furthermore, the nearest windows would also be located approximately 18.5m from the nearest part of the terrace. As such, the proposal would be in accordance with Local Plan policies A1 and A4.

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 or comments have been raised in relation to the works. The application site's planning history were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1, and D2 of the Camden Local Plan 2017 and policies in the London Plan March 2016, and relevant paragraphs of the National Policy Framework.

- 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.

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
Director of Regeneration and Planning