

Mr Barry Murphy  
Dalton Warner Davis LLP  
21 Garlick Hill  
London  
EC4V 2AU

Application Ref: **2014/3138/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

23 July 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**44-46 Whitfield Street**  
**London**  
**W1T 2RJ**

Proposal:

Erection of a 2-storey rear extension at 3rd & 4th floor and a single storey roof extension with roof terraces at 3rd, 4th & 5th floor level with balustrade, relocation of existing chiller unit and air conditioning units to enlarged plant room with louvre screen to roof level, replacement of front facade and addition of glazed roof over existing rear lightwell.

Drawing Nos: 1226-001, 1226-0100, 1226-0101, 1226-0102, 1226-0103, 1226-0104, 1226-0105, 1226-0106, 1226-0200, 1226-0201, 1226-0300, 1226-0301, 1226-0302, 1226-1100, 1226-1101, 1226-1102, 1226-1103, 1226-1104, 1226-1105, 1226-1106, 1226-1200, 1226-1205, 1226-1300, 1226-1301, 1226-1302, BRE Report by GVA Grimley dated April 2014 and Traffic and Logistics Management Plan by 21Construction.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1226-001, 1226-0100, 1226-0101, 1226-0102, 1226-0103, 1226-0104, 1226-0105, 1226-0106, 1226-0200, 1226-0201, 1226-0300, 1226-0301, 1226-0302, 1226-1100, 1226-1101, 1226-1102, 1226-1103, 1226-1104, 1226-1105, 1226-1106, 1226-1200, 1226-1205, 1226-1300, 1226-1301, 1226-1302, BRE Report by GVA Grimley dated April 2014 and Traffic and Logistics Management Plan by 21Construction.

Reason:

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The terraces hereby approved at third, fourth and fifth floors shall not be used after 20:00 and shall not be used at all on weekends and bank holidays.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
  - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 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.

- 6 Prior to commencement of use of the roof terraces at third, fourth and fifth floors, details of the glass balustrade shall be submitted to and approved in writing by the local planning authority, the balustrading shall be erected prior to commencement of use of the roof terraces and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The louvered screen to the plant area at fifth floor level shall be permanently retained unless otherwise agreed in writing by the local planning authority.

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.

#### Informative(s):

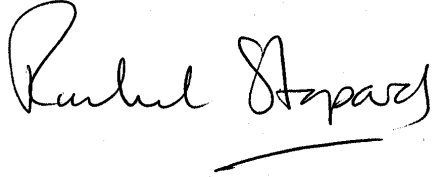
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment