

Charlotte Orrell
Savills (UK) Ltd
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/5129/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

23 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**6 Coptic Street
London
WC1A 1NW**

Proposal:

Replacement of roof and alterations to the rear to include removal of closet wing and installation of window, replacement of existing windows at ground and 2nd floors with timber sash and reposition of the existing mezzanine one at 2nd floor level, installation of rear dormer, addition and enlargement of rooflights; replacement of existing window with timber sash at ground floor level front elevation, replacement of pavement lights to front, all to office (Class B1).

Drawing Nos: E001 Rev A; E009 Rev A; E010 Rev A; E011 Rev A; E012 Rev A; E013 Rev A; E014 Rev A; E030 Rev A; E031 Rev A; E040 Rev A; E050 Rev A.

002 Rev B; 009 Rev B; 010 Rev D; 011 Rev E; 012 Rev E; 013 Rev E; 015 Rev G; 030 Rev G; 031 Rev F; 040 Rev F; 051 Rev G

Design and access statement September 2017; Planning Statement 2017.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

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

E001 Rev A; E009 Rev A; E010 Rev A; E011 Rev A; E012 Rev A; E013 Rev A; E014 Rev A; E030 Rev A; E031 Rev A; E040 Rev A; E050 Rev A;
002 Rev B; 009 Rev B; 010 Rev D; 011 Rev E; 012 Rev E; 013 Rev E; 015 Rev G;
030 Rev G; 031 Rev F; 040 Rev F; 051 Rev G
Design and access statement September 2017; Planning Statement 2017.

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

- 4 Before the relevant part of the work is begun, 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:

a) Manufacturer's specification details and sample of the proposed roof slates to replace existing.

b) Detailed drawings of all proposed windows at a minimum scale 1:20.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The existing chimneys and their external manifestations including stacks, pots, external breast and corbels must be retained unaltered.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the

Informative(s):

1 Reasons for granting permission:

The existing roof is in poor condition and it is proposed to be replaced to match the existing materials and roof profile, which is considered acceptable. Details of the materials would be secured by means of condition. The existing chimneys and their external manifestations would be retained unaltered.

The proposed rear dormer would replace an existing rooflight and replicate the existing dormer on the roof slope in terms of design, materials, bulk and scale. The proposed dormer as well as the existing one would have traditional timber sash windows. This is considered to be in keeping with the character and appearance of the host roof slope and overall building.

As a result of the removal of the first floor mezzanine closet wing, the fenestration on the rear elevation is proposed to be reorganised. The closet wing would be replaced by a timber sash window to match the existing one at the first floor level in terms of design and dimensions. The UPVC window would be replaced with timber sash. The existing timber sash window at mezzanine level would be moved up to second floor in line with the existing one. It is considered that this reorganisation would alter the appearance of the host building rear elevation, but due to the use of traditional materials it is considered that the character would be preserved, and therefore acceptable.

The proposed enlargement of the rooflights and insertion of a new one to replace the closet wing, to the existing rear extension, is considered to not affect the appearance of the host building and it would preserve its character. The replacement of the existing window with traditional timber sash is considered acceptable as well as the replacement of the existing door.

To front elevation at ground floor level, the proposed replacement of existing window with traditional timber sash and refurbishment of the existing door would be acceptable, as it would preserve the character and appearance of the building, street scene and wider conservation area. The replacement of the pavement lights like for like would be considered acceptable.

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.

The proposed alterations due to their detailed design, location, scale and projection are not considered to cause harm to the neighbouring amenities in terms of overlooking, loss of privacy or outlook.

No objections were received prior 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 policies D1 (Design), D2 (Heritage) and A1 (Managing the impact of development) of London Borough of Camden Local Plan 2017.

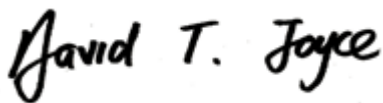
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Joyce
Director of Regeneration and Planning