

Ms Gemma Pont  
Cooley Architects  
123 Aldersgate Street  
London  
EC1A 4JQ

Application Ref: **2017/5704/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 **3686**

12 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**4A Cubitt Street**  
**LONDON**  
**WC1X 0LR**

Proposal:  
Erection of third floor side and rear extension  
Drawing Nos: 905 - EX -0S01 Rev A, 905 - EX - XX01 Rev A, 905 - EX - XX02 Rev A, 905  
- DG - XX01 Rev A, 905 - DG - XX02 Rev A

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 policies 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: 905 - EX -0S01 Rev A, 905 - EX - XX01 Rev A, 905 - EX - XX02 Rev A, 905 - DG - XX01 Rev A, 905 - DG - XX02 Rev A

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension will extend the third floor level of the building across areas of flat roof to the rear and side aspects. The development is relatively small scale and extends a maximum 1.7m to the rear, to be in line with the rear face of the adjoining building, no. 2 Cubitt Street and extends 1m to the side adjacent to the flank wall of no. 4 Cubitt Street, tapering to the rear. The extension will retain a setback of 0.9m from the rear of the building, preserving an area of flat roof above the floor below which mitigates its impact in relation to the remainder of the building and the other adjoining building no. 4 Cubitt Street.

No. 4a and the surrounding apartment buildings are not positive contributors to the conservation area and this scheme, by reason of its scale, siting and design is not considered to adversely impact the character of the host building or the streetscene or Conservation Area.

There are no side facing windows at third floor level in either adjoining building, and the extended area will not project beyond the rear face of either. As such there is considered to be no impact to neighbouring amenity by way of loss of daylight, sunlight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan. The development also accords with the policies of the London Plan 2016 and the National Planning Policy Framework.

- 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).

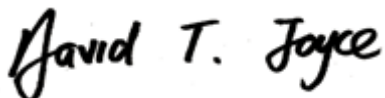
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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