

Par Architectural Ltd  
40 Rosamond Avenue  
Bradway  
Sheffield  
South Yorkshire  
S17 4LT

Application Ref: **2017/4596/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

18 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**25 Ely Place**  
**London**  
**EC1N 6TD**

Proposal:  
Creation of a walkway bridge over rear lightwell, replacement of existing rear window with access door, and addition of safety railings around rear flat roof of existing ground floor extension.

Drawing Nos: Design and Access/Heritage Statement (09/01/2018); 6 x Photos; [1696/] 01, 03, 04 revA.

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: Design and Access/Heritage Statement (09/01/2018); 3 x Photos; [1696/] 01, 03, 04 revA.

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

- 4 The development hereby approved is only to allow easy access to the rear flat roof, and do not constitute a permission to use the rear flat roof as a roof terrace.

Reason: To safeguard the neighbours' amenity in accordance with the requirements of policy A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The rear flat roof surrounded by railings as hereby approved shall only be accessed for maintenance purposes and shall not at any time be used as an amenity roof terrace.

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

#### Informative(s):

- 1 Reasons for granting permission.

The rear elevation is modern dating from the 1970s, thus the alterations to the rear façade including replacing the existing window and adding an access bridge will not result in any loss of historical fabric. The new door will use matching materials and blend within the existing fenestration. The access bridge is a minor feature which will have minimal visual impact. The perimeter railings on the rear extension are simple and appropriate in design and location and will not add to the bulk or visual clutter of the rear extension, in this location away from the public realm.

Overall, the proposal is considered to be acceptable in terms of size, design, location and materials to be used, and will preserve the character and appearance of the host building and the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and of preserving the listed building or its setting or any features of special architectural or historic interest

which it possesses, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The railings are solely proposed to provide safety barrier when maintenance is carried out to the rear flat roof; they are not intended to create an amenity roof terrace. Although the rear elevation of the opposite block of flats facing this roof is mainly composed of windows to non-habitable rooms, any overlooking would be negligible and only occurring when maintenance is being carried out. A condition is imposed to ensure that the rear flat roof is for maintenance use only and not to be used as a roof terrace. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to 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 A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework.

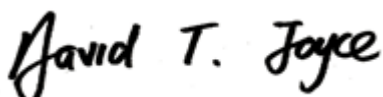
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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