



Application ref: 2018/2956/P  
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Date: 28 September 2018

**Development Management**  
Regeneration and Planning  
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Lacey&Saltykov Architects Ltd  
7 Ridgmount Street  
London  
WC1E 7AE

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:  
**144 Clerkenwell Road**  
**London**  
**EC1R 5DP**

Proposal:  
Erection of roof extension to create 99 sqm (B1) office space  
Drawing Nos: Site location Plan (1340-A-SP-01), 1340-A-GA-PL-21, 1340-A-GA-EL-01, 1340-A-GA-EL-02, 1340-A-GA-EL-03, 1340-A-GA-SC-01, 1340-A-GA-SC-02, 1340-A-GA-PL-23, 1340-A-GA-EL-06, 1340-A-GA-EL-05, 1340-A-GA-EL-04, 1340-A-GA-PL-34, 1340-A-GA-PL-35, 1340-A-GA-EL-13, 1340-A-GA-EL-12, 1340-A-GA-EL-11, 1340-A-GA-SC-11, 1340-A-GA-SC-12, Design & Access Statement

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 if in CA] 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: Site location Plan (1340-A-SP-01), 1340-A-GA-PL-21, 1340-A-GA-EL-01, 1340-A-GA-EL-02, 1340-A-GA-EL-03, 1340-A-GA-SC-01, 1340-A-GA-SC-02, 1340-A-GA-PL-23, 1340-A-GA-EL-06, 1340-A-GA-EL-05, 1340-A-GA-EL-04, 1340-A-GA-PL-34, 1340-A-GA-PL-35, 1340-A-GA-EL-13, 1340-A-GA-EL-12, 1340-A-GA-EL-11, 1340-A-GA-SC-11, 1340-A-GA-SC-12

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

- 5 Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

Permission was granted in 2016 for a roof extension of similar design. This application seeks permission for a roof extension of slightly lesser massing to be in B1 use only.

The host building has an irregular floorplate that is part oval and part rectangular with split levels being lower at the rear (north) and higher at the front (south). The proposed roof extension would be set back around 0.6m from the frontages behind perimeter parapet walls along on the northern, eastern and part of the south-western sides (front) of the host building. On its southern side (front), the extension would be set back by up to 2.5m from the frontage to minimise its visual impact when viewed directly from Clerkenwell Road.

The extension would be largely glazed, with some elements of bronze cladding and is designed to appear lightweight and visually recessive in appearance. Whilst contemporary in style, it would respond to and complement both the elevations below and the adjacent, comparable roof extension of no. 146 Clerkenwell Road.

As such, the proposed roof extension would not harm the appearance of the host building or be detrimental to the character or appearance of the surrounding conservation area.

The proposed extension by reason of its scale and siting, would not result significant impact on the amenity of neighbouring occupants in terms of loss of daylight or privacy or increased sense of enclosure.

In order to regulate the construction impact of the development, a construction management plan and monitoring fee will be required by s106 legal agreement. A highways contribution will also be secured by legal agreement in association with the construction and works required to the surrounding highway.

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 were received prior to making this decision and the planning history of the site and surrounding area has been taken into account.

As such, the proposal is in general accordance with policies A1, D1, D2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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