

Application ref: 2018/4593/P
Contact: Ben Farrant
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Date: 12 November 2018

Development Management
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United Living
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**102 Camley Street
London
NW1 0PF**

Proposal:

Reduction in height of two existing rooftop enclosures by 250mm; amend the existing perimeter fall protection balustrades to be collapsible; amend the existing roof canopy design to finish flush with roof perimeter upstand; introduce grey infill panels to match surrounding between existing high level banding of vents and underside of amended canopy/canopy banding; re-confirmation of final mid-grey colour of enclosure (Retention in a modified form)

Drawing Nos: Rooftop Design Proposal Revision 1 by Glenn Howells Architects dated 12/09/2018, ZA 00 A (90)200 Rev.B, UI ZZ A (05)205 Rev.A, UI ZZ A (05)206 Rev.A, UI ZZ A (05)207 Rev.A, UI ZZ A (05)208 Rev.A, UI ZZ A (05)209 Rev.A & UI ZZ A (05)210 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 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 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Rooftop Design Proposal Revision 1 by Glenn Howells Architects dated 12/09/2018, ZA 00 A (90)200 Rev.B, UI ZZ A (05)205 Rev.A, UI ZZ A (05)206 Rev.A, UI ZZ A (05)207 Rev.A, UI ZZ A (05)208 Rev.A, UI ZZ A (05)209 Rev.A & UI ZZ A (05)210 Rev.A.

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

- 3 Within three months of the date of this permission the proposed works shall be completed in accordance with the approved plans.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.
- 3 Reasons for granting permission.

Permission is sought for alterations to 102 Camley Street, a site which is currently being redeveloped to form a mixed use commercial and residential block approved under planning application ref: 2014/4381/P dated 30/03/2015. Some elements of the scheme have not been constructed in accordance with the previously approved plans/details, this application seeks to amend the scheme to make the works acceptable in planning terms.

The property is not within a conservation area and there are no nearby listed buildings; it is adjacent to the Regent's Canal towpath and given the height of

the block (12 storeys) with views of the development, and specifically its roof, visible from the surrounding area.

Proposed is the reduction in height of two existing rooftop enclosures by 250mm; an amendment to the existing perimeter fall protection balustrades to be collapsible when not in use; amend the existing roof canopy design to finish flush with roof perimeter upstand; introduce grey infill panels to match the surrounding between existing high level banding of vents and the underside of amended canopy/canopy banding; re-confirmation of final colour of enclosure (retention of the existing mid-grey colour).

The reduction in the height of the rooftop enclosures would help to somewhat reduce their prominence and ensure their subservience to the host property which is particularly important given their visibility in wider views. Similarly, the amendment to the perimeter fall balustrade to become collapsible would ensure it is far more discreet than at present, and would only be visible when in use. This is considered to benefit the design, giving a less cluttered appearance to the roof form. The amendment to the roof canopy to finish flush with the roof perimeter would help to streamline the proposed design, giving an overall less cluttered visual appearance. The installation of grey infill panels is a relatively minor alteration and would help to give an acceptable high quality finish to the roof element of this redevelopment. Confirmation of the mid-grey colour to the plant enclosure is considered to be acceptable and inkeeping with the host property. The agent has explored the possibility of both a lighter and darker grey material finish, which have been presented as part of the application, but there is no clear benefit to either alternative. The mid-grey is considered to be acceptable to the roof of the development.

Overall the works propose to de-clutter the roof form of the development site, serving to improve its overall character and appearance. The Council's Design Team responded to the application making no objections. On this basis, the proposal is considered to be acceptable in design terms.

Given the scale of the proposed alterations, no residential amenity concerns arise as a result of the proposed works.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning