

Application ref: 2019/0274/P
Contact: Jonathan McClue
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Date: 9 May 2019

Development Management
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Town Hall
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Anna Snow
Iceni
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21-25 Denmark Street
London
WC2H

Proposal:

Installation of a decorative metal balustrade around a residential roof terrace at 21-25 Denmark Street

Drawing Nos: 1793 PL016-08 Rev P5; 1793_2_PL(XX)02 and 1793 PL016-06 Rev P3.

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: 1793 PL016-08 Rev P5; 1793_2_PL(XX)02 and 1793 PL016-06 Rev P3.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for metal balustrade treatment to an approved residential terrace at 21-25 Denmark Street. The roof terrace was granted permission under 2012/6858/P dated 31st March 2015 as part of a major redevelopment of St Giles Circus and the surrounding area including Denmark Street, Denmark Place and Clifton Mansions. As part of the permitted terrace, only indicative balustrading was shown on some of the elevations. This permission formalises the balustrade and the detailed design. The only matter considered as part of the application is therefore the appearance of the railings, which have been approved in principle.

An initial proposal was submitted with ornate metalwork detailed to reflect the existing art deco window at the first floor of 21 Denmark Street. Following negotiations with officers, the balustrade treatment was rationalised to appear more simple in form. Overall, the proposed railings would be set behind the parapets of the mansard roofs they serve and preserve the character and appearance of the host buildings and conservation area.

No comments from third parties were received as part of the statutory decision making process. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer