

Application ref: 2019/1806/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 14 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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David Corley Architect
6 Woodford Mill Mill Street
Witney
OX28 6DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 16, 10 Red Lion Square
London
WC1R 4QG**

Proposal:

Erection of glazed roof extension to existing 8th floor terrace in connection with the 7th floor residential unit

Drawing Nos: Site Location Plan; 568/P1A; P2C; P3B; P4; P5C; P6; P7/C; P8C; P9B.

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 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; 568/P1A; P2C; P3B; P4; P5C; P6; P7/C; P8C; P9B]

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

Informative(s):

- 1 Reasons for granting permission.

The site is an eight storey building comprising sixteen flats. The application site relates to flat 16 arranged over floors seven and eight. The building is on a corner site and is taller than neighbouring buildings. The building is not listed and not located within a conservation area.

The proposed roof level extension on the 8th floor of the building would extend the full width of the building (10.2m), with a height of 3.8m, 12.9m in length and setback of 4.3m from the western edge of the building and whilst adding some bulk at roof level, the proposed roof extension remains subordinate and does not overwhelm or dominate the elevation. The extension would have a simple design which would respect the character of the existing building. The materials are to match the existing roof level room. Whilst it would have some visibility from the public realm, the proposed extension would not harm the character and appearance of the host building or the wider streetscene due to its modest size and location at high level. The development is therefore considered acceptable in design terms.

Due to its siting and scale, the proposal is not considered to result in loss of privacy or overshadowing to neighbours properties. The location of the roof extension would mean that there would not be a loss of light to neighbouring residential occupiers. The extension is at high level and not adjacent to residential windows where overlooking would be a concern.

No objections were received following statutory consultation. The site history has been taken into account in assessing the proposal. It is noted that the same development was approved under ref. 2016/0581/P dated 18/04/2016 and the current proposal matches the size, design and use of the previous approval.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2016 and NPPF 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer