

Application ref: 2019/1669/P
Contact: Mark Chan
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Date: 24 June 2019

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

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Hallas & Co
15 Crane Mews
32 Gould Road
Twickenham
TW2 6RS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

86 A Tavistock Place
London
WC1H 9RT

Proposal: Removal of an existing window and installation of new Aluminium French Doors.
Drawing Nos: Location Plan Scale 1:1250, Site Plan Scale 1:500, Proposed Floor plan and elevations URC/002/B.

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: Location Plan Scale 1:1250, Site Plan Scale 1:500, Proposed Floor plan and elevations URC/002/B.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks planning permission to remove an existing window and install new French doors in its place to provide additional access to the existing roof terrace/outdoor amenity space. Aluminium French doors are proposed to be installed on the front elevation to provide additional access to the roof terrace; these will be of high quality material and in white to match the existing fenestration and doors of the property.

The application property and its roof terrace is on top of No. 86 Tavistock Place which is a 3-storey building occupied by the offices of the United Reformed Church. The roof terrace is enclosed by an existing 1.5m high brick parapet wall. The proposed French doors are set back from the parapet wall by more than 3m to mitigate its visual impact and also to aid restriction of views from street level on Wakefield Street. Due to its location and scale, it is considered the proposed development would not have more impact on its neighbours privacy than the existing window.

Whilst the application site is within the Bloomsbury Conservation Area, it is not a listed heritage asset. It is noted that a small section of brickwork on either side of the existing window will be removed to accommodate the new French doors. However, given that the French doors would not be visually prominent from street level and public realm and that the new doors would be consistent with the existing fenestration and doors, it is considered there would be no adverse impact on the character and appearance of the application property. The Council's Conservation Officer has assessed the proposed scheme and has not raised any objection.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were 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 A1, A2, D1, and D2 of the Camden Local Plan. The proposed development also accords with The London Plan 2016, and the 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 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.
- 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.

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



Daniel Pope
Chief Planning Officer