

Application ref: 2019/2231/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 28 June 2019

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

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Cayford Design
28 Poland Street
London
W1F 8QP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26 Red Lion Square
London
WC1R 4HQ

Proposal:
Installation of glazed balustrade with steel support posts to flat roof at 4th floor level located towards the corner of Theobalds Road and Old North Street for use as external terrace space to existing Office (Class B1).

Drawing Nos: (5376-)A50, A101, A102, A103, A104, A201 rev A, A203 rev A, A204 rev A, AD209 rev A; Platform stability calculations dated June 2019; Emails from Cayford Design 29/05/2019 and 30/05/2019.

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: (5376-)A50, A101, A102, A103, A104, A201 rev A, A203 rev A, A204 rev A, AD209 rev A; Platform stability calculations dated June 2019; Emails from Cayford Design 29/05/2019 and 30/05/2019.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposal involves the installation of a glazed balustrade with steel support posts to enclose an existing flat roof area at 4th floor level located towards the corner of Theobalds Road and Old North Street for use as external terrace space. The new terrace would be used by the building's occupiers and staff in a manner normally associated with the existing office use, mainly during coffee breaks and lunch times, Monday to Sunday.

The laminated safety glass balustrade would rise to a maximum height of 1.3m from the terrace deck, and would be fixed to and supported by a number of 1m high steel uprights, painted to match existing window frames and metalwork as closely as possible (mouse grey: RAL 7005) with a stainless steel handrail attached to the inside the posts, behind the glass. The balustrade would enclose an existing area of roof space measuring approximately 80 sqm and would be set-back from the roof edge by a minimum distance of approximately 1.63m. The new external terrace floor would be covered by composite timber decking.

Overall, it is considered that the design, siting, scale, colour and materials would sit comfortably within the context of the character and appearance of the host building and wider commercial and office environment in which the building is located. As such, the proposal is in accordance with Council guidance and policies, and would not be out of keeping or visually harmful within this setting, and is therefore considered to be acceptable.

While it is accepted that any new terrace would introduce a degree of activity and noise not currently present in this locality (though a small terrace does exist on the main roof), there are no amenity concerns as a result of this proposal in terms of loss of privacy or overlooking to neighbouring residential properties given the position of the terrace towards Theobalds Road which is considered to be a sufficient distance away from the nearest residential properties in Red Lion Square (Kingsgate Mansions). The distance and oblique angle of the proposed terrace in relation to these properties, as well as, the set-

back position and intended use, further ensure that neighbouring amenity is unlikely to be unduly affected.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, 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 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.

- 4 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.
- 5 This approval relates solely to the works as described in the proposed description and does not relate to any other works as shown on the approved drawings and which do not form part of this approval.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer