



Application ref: 2017/4273/P  
Contact: Emily Whittredge  
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Date: 6 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Rapleys  
51 Great Marlborough Street  
London  
W1F 7JT

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Flat 9**  
**Queen Alexandra Mansions**  
**3 Grape Street**  
**London**  
**WC2H 8DX**

Proposal:

Erection of roof extension to replace existing, and alterations to rear elevation.  
Drawing Nos: 0-1010 Rev. B, 0-1011 Rev. B, 0-1120 Rev. B, 0-1121 Rev. B, 0-1122 Rev. B, 0-1123 Rev. B, 0-1140 Rev. B, 0-1141 Rev. B, 0-001, 0-010, 0-011, 0-020, 0-021, 0-022, 0-023, 0-040, 0-041, Design and Access Statement, Daylight & Sunlight, Heritage Statement, Planning Statement, Heritage Gain Schedule, Framework Construction Management Plan V3 18-007, Construction Management Plan Rev A 18-007.

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 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: 0-1010 Rev. B, 0-1011 Rev. B, 0-1120 Rev. B, 0-1121 Rev. B, 0-1122 Rev. B, 0-1123 Rev. B, 0-1140 Rev. B, 0-1141 Rev. B, 0-001, 0-010, 0-011, 0-020, 0-021, 0-022, 0-023, 0-040, 0-041.

Reason:

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

#### Informative(s):

- 1 The application seeks to extend and alter the top flat of the building including the replacement of the modern roof level extension, and alterations to the fenestration and cladding to the rear elevation. The host building is a fine Grade II Listed building on the corner of Grape Street and Shaftesbury Avenue within the Bloomsbury Conservation Area.

The flat comprising the top two floors of the building does not include historic fabric, apart from the roof edge and turrets that rise above it. The replacement structure on the existing rooftop would be a simple glazed design that would be less fussy than the existing conservatory style structure, and would not be any more out of keeping than the extension it would replace.

The proposed black metal balustrade to the edge of the existing roof terrace would be more sympathetic to the building than the glazed and stainless steel balustrade it would replace. The rear elevation is proposed to be clad in anodised aluminium, which would bring cohesiveness to this modern elevation and would be an improvement to the current hanging tiles. New aluminium windows with integral glazed Juliette balconies would be appropriate in the context of the revised cladding.

A programme of maintenance is proposed as part of the improvements, which are included in a Heritage Gain Schedule. The development provides the opportunity to carry out repairs that are visibly starting to erode the historic fabric of the building.

The development would not materially affect the privacy of surrounding residential units, as the existing substantial roof terrace would remain. A second proposed roof terrace over the extension has been omitted from the plans for originally proposed for the extension roof has been omitted for reasons of overlooking the windows of the adjoining flats on Grape Street.

The Covent Garden Community Association commented on the application with respect to the potential for noise and disturbance to adjacent residents, and recommended a condition to restrict the hours of use and type of permitted noise. The use of the property will not be changing, and it is not possible to limit the domestic use of an existing residential use. Noise nuisance from existing dwellings is controlled under separate legislation.

The development would have various impacts on the public highway in the general vicinity of the site. This would include the need to erect scaffolding on Grape Street and Shaftesbury Avenue. It would also include the need to service the site from West Central Street, which would include the occasional use of mobile cranes to transfer equipment and materials between street level and the working areas at roof level. As such, it is necessary to secure a Construction Management Plan by legal agreement.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 same Act.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

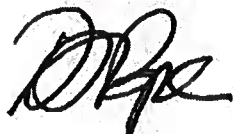
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer