

Application ref: 2019/2835/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 22 August 2019

**Development Management**  
Regeneration and Planning  
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Left City  
160 West George Street  
Glasgow  
G2 2HQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:

**125-129 Aviation House**  
**Break Out Area And Premises At Ground Floor**  
**Kingsway**  
**London**  
**WC2B 6NH**

Proposal: Details of condition 4 (acoustic screen) for planning permission granted 12/03/2019 ref. 2018/6267/P (use of 1st floor flat roof as an outdoor amenity space, doors installed to provide access to 1st floor flat roof, timber cladding of existing balustrade, replacement of entrance doors to annex building)

Drawing Nos: PL13.5\_REV\_F, PL13.7\_REV\_E, PL13.4\_REV\_E, 26682/NIA1

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting approval:

Revised details have been received during the course of the application. The proposed planters and solid timber screen (2.5m) would provide additional physical screening of the users of the first floor terrace. The planters and timber screen would also reduce noise transference towards nearby residential windows. The full impact of the proposal has already been assessed; it is noted that the roof can only be used as an outdoor amenity space between 0900 to

1700 hours Monday to Friday with no use on Saturdays, Sundays and public holidays.

The proposal would not cause harm to the appearance of the first floor flat roof or wider Kingsway Conservation area. As such, the details to be approved are considered to be acceptable and the condition can be discharged.

No objections have been received prior to making this decision. One comment was received from the Covent Garden Community Association, which has been duly considered.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such the proposed details are in general accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission/listedbuilding consent granted on 12/03/2019 under ref. 2018/6267/P which need details to be submitted, have been approved.

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