

Application ref: 2020/1397/P  
Contact: Jennifer Walsh  
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Date: 2 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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CBRE Building Consultancy  
St Martin's Court  
10 Paternoster Row  
London  
EC4M 7HP

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**26-28 Bedford Row**  
**London**  
**WC1R 4HE**

Proposal:

Creation of 5th floor roof terrace with glass balustrade to replace existing maintenance walkway to the front elevation of building.

Drawing Nos: Site Location Plan; A01.00; 02; 03; 04; 05; 06; 09; 11; 12; 13 Rev B; 14; 15 Rev B; 16 and 19;

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- Site Location Plan; A01.00; 02; 03; 04; 05; 06; 09; 11; 12; 13 Rev B; 14; 15 Rev B; 16 and 19;

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

- 4 The roof terrace hereby permitted shall not be used outside the following times- 8am - 8pm Mondays to Saturdays and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 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).

- 2 Reason for granting planning permission:

The proposal is for the installation of a roof terrace to the front elevation of the property at 5th floor level, with a new glass balustrade and external decking to the front elevation, to replace the existing walkway, handrail and a/c units. Due to the height of the building and the balustrade setback from the front elevation, no objection is raised to the design of the scheme. The balustrade will be lightweight in form and, whilst it would be very slightly visible from the other side of Bedford Row, it is not considered to dominate the front elevation of the building nor create visual clutter. The proposal would not harm the character and appearance of the host building, streetscene or conservation area.

There are no amenity concerns in terms of light, outlook and overlooking regarding the installation of the balustrade and the use of a flat roof as a terrace, due to the location of the proposed terrace in the context of its high setback level and the commercial nature of neighbouring properties. As the building is an office, the roof terrace will be in use during office hours. However, due to its large size with potential for noise disturbance, a condition is recommended to be added to ensure that the roof terrace is only used between 8am and 8pm to protect the amenity of the surrounding occupiers and street.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions 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 Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, London Plan (Intend to Publish) 2019 and the National Planning Policy Framework 2019.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer