

Application ref: 2020/4179/P
Contact: Josh Lawlor
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Date: 6 January 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Architectural Designworks Limited
Studio One
17 Biggin Gardens
Heywood
OL10 2WF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 11
Regent Heights
35 St Edmund's Terrace
London
NW8 7QN

Proposal:

Installation of glazed extension to 7th floor penthouse.

Drawing Nos: D289S/PL/09-rev-B, D289S/PL/08-rev-B, D289S/PL/07-rev-A,
D289S/PL/06-rev-B, D289S/PL/05-rev-B, D289S/PL/09-rev-B, D289S/PL/03-rev-B,
D289S/PL/02-rev-A

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: D289S/PL/09-rev-B, D289S/PL/08-rev-B, D289S/PL/07-rev-A, D289S/PL/06-rev-B, D289S/PL/05-rev-B, D289S/PL/09-rev-B, D289S/PL/03-rev-B, D289S/PL/02-rev-A

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

Informative(s):

- 1 Reasons for granting permission.

On Officers request the proposed extension to the 7th floor penthouse has been set back so as to extend no further than the existing top floor glazed balustrade. The extension would occupy what is an existing terrace area, with a depth of 1.2m from the existing external glazed wall. Therefore a sufficient set back would be retained to ensure this top storey remains not immediately visible from street level. The height of the exiting top floor and pattern of surrounding development would mean the extended top floor could only be glimpsed in long views down St Edmunds Terrace. The extension would also not extend beyond the existing width of the top storey and the lean-to design would integrate with the existing structure. The extension would be made of pressed metal surround and glass to match the existing. The additional bulk would not create a top heavy extension and the overall design and integrity of the top storey would be retained. There would not be an adverse effect on the appearance of the building or the surrounding street scene.

There would be no adverse impacts to residential amenity.

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

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, the London Plan (Intend to publish) 2019 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 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