

Application ref: 2021/2434/P  
Associated ref:  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: Josh.Lawlor@camden.gov.uk

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

UPP Architects + Town Planners  
Atrium  
The Stables Market  
Chalk Farm Road  
London  
NW1 8AH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Business and Planning Act 2020

### **Full Planning Permission Approval**

Address:  
**40 Greville Street**  
**London**  
**EC1N 8PJ**

Proposal: Erection of double mansard roof extension with front and rear dormer windows to facilitate the provision of additional Class E floorspace.

Drawing Nos: 040GR-A-01-001, 040GR-A-01-002, 040GR-A-02-001, 040GR-A-02-002, 040GR-A-03-001, 040GR-A-03-002, 040GR-A-03-003, 040GR-A-03-004, 040GR-A-03-005, 040GR-A-03-006, 040GR-A-03-007, 040GR-A-05-001, 040GR-A-05-002, 040GR-A-06-001, 040GR-A-06-002, 040GR-A-06-003, 040GR-A-06-004.

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: 040GR-A-01-001, 040GR-A-01-002, 040GR-A-02-001, 040GR-A-02-002, 040GR-A-03-001, 040GR-A-03-002, 040GR-A-03-003, 040GR-A-03-004, 040GR-A-03-005, 040GR-A-03-006, 040GR-A-03-007, 040GR-A-05-001, 040GR-A-05-002, 040GR-A-06-001, 040GR-A-06-002, 040GR-A-06-003, 040GR-A-06-004.

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

Informative(s):

- 1 Reasons for granting permission.

Officers note that the subject site is located in the designated Hatton Garden area (jewellery sector). The proposal would however be below the 200sqm threshold (required by Policy H2) and as such, would not be required to provide affordable jewellery floorspace.

The existing building has a true mansard with front dormer windows set back from the parapet behind a substantial gutter. The dormer windows are not visible from the street. This application seeks planning permission for the erection of a double mansard roof extension to create a third floor and fourth floor with front and rear dormer windows. The proposal provides additional Class E accommodation.

The principle of a double mansard is acceptable as the site is the only property on this terrace which does not have this form of roof extension. The extension would infill this gap and continue a pattern of development which has been established. The roof would match the height and style of the neighbouring buildings No.39 - 38 Greville Street and would be a similar height to No. 41 Greville Street. The third-floor rear would be extended in brick to match the lower floors. This would match the common rear parapet line of the terrace. To the rear, the upper element of the roof extension would introduce a 70-degree mansard roof with two rear dormer windows. Again this would match the pitch of neighbouring mansard extensions and therefore not appear out of place. The two front facing dormer windows would respect the hierarchy of windows.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

A daylight sunlight report has assessed the proposals against BRE guidance in relation to sunlight impacts on neighbouring windows. The daylight sunlight report demonstrates that the extension is compliant with BRE guidance. No new view would be afforded into neighbouring habitable windows which would result in an undue loss of privacy. The proposal would have no undue detrimental impact to neighbouring residential amenity.

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

As such, the proposed development is in general accordance with policies A1, E2, H2, H3, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer