

Application ref: 2021/0810/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
Date: 8 September 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](mailto:planning@camden.gov.uk)

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

Get Planning and Architecture Ltd  
7 Tudor Court  
Brighton Road  
Sutton  
Surrey  
SM2 5AE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**20 D Great Queen Street  
London  
WC2B 5DG**

Proposal:

Erection of single storey rear extension at 4th floor level to provide a wintergarden

Drawing Nos: Existing:

12128/1, 12128/2, 12128/3, 12128/4, 12128/6

Proposed:

12128/7, 12128/8, 12128/9

Supporting documents:

Design, Access and Heritage Statement 220221SA, dated 22/02/21

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 12128/1, 12128/2, 12128/3, 12128/4, 12128/6, 12128/7, 12128/8, 12128/9.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application proposes the erection of a glazed extension on an existing roof terrace, currently used by the occupants of Flat D, which is a 2 storey residential flat on the 4th and 5th floors of the building. The extension would be concealed from public street view only visible from private views to the rear. The adjoining properties immediately to the rear are in office use, with the nearest residential in adjoining buildings in Great Queen Street.

Whilst the building itself is not listed, it is within the Seven Dial Conservation Area and is defined as making a positive contribution. The building was extended at roof level and at the rear as part of permission to convert the upper floors into office use as reference 2014/4958/P, granted in 2014. The proposed extension would sit on the roof of the later rear extension and does not propose alteration to the existing fenestration on rear of the building. Because of limited visibility and alteration to the historic building, the development is considered to preserve the character and appearance of the conservation area. In making its judgement the Council has given special regard to the heritage asset in accordance with the requirements of policy and statute.

The proposed glazed enclosure offers no additional views to that that currently exists on the outdoor terrace, which is partially screened by a high parapet. There is a close relationship to the buildings immediately to the rear facing Parker Street; however, these are in office use and are already overlooked by users of the terrace. There are only oblique views to the rear of residential buildings facing Great Queen Street with no direct views into private habitable rooms. The position of the extension, set in from the footprint of the existing terrace means that there would also be no material loss of light or outlook. It would also ensure adequate external space is retained for the occupants of the existing flat.

No objections have been received following consultation. The planning history of the site has been taken into account as part of the assessment.

In conclusion the development accords with the relevant Policies: A1, D1 and D2 of the London Borough of Camden Local Plan 2017. It is also in accordance with the London Plan and the National Policy Framework.

- 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 2021.

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