

Application ref: 2018/1942/P  
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Date: 13 September 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Gazelle London  
351 Atlantic House  
Oxford Street  
London  
W1C 2JF UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**40-42 Elite House Parker Street  
London  
WC2B 5PQ**

Proposal:

Details of materials and windows/doors required by condition 5 of ref 2016/6431/P dated 15/08/2017 (as amended under app 2018/1488/P dated 08/03/2019) for erection of 1 storey roof extension at 4th floor level for use as offices (Class B1) with front and rear terrace, green roof and plant room at 5th floor level.

Drawing Nos: P-03 Rev A; P-10 Rev A; P-12 Rev A; P-13 Rev A; P-15 Rev A; P-16 Rev A; P-17 Rev A; P-32 Rev D; P-33 Rev C; Manufacturer specifications - YES  
Glazing Solutions - The Vision-Sliding Doors; Balustrade photo - Tower bridge project;  
Aluminium and Fire - ALFED; Technology Centre - Technical report - cladding system;  
Ashandlacy - Fixing Instructions cladding system.

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

Informative(s):

1 Reasons for granting approval of details:

Condition 5 a) requires details for all new windows and doors to be submitted and approved.

The proposed windows and doors would have slimline aluminium frames of

dark grey colour. The door would be sliding and open into the front terrace. Overall, the proposed windows and doors would have a slim appearance and fit within the character of the host building. Due to their set back from both the front and rear elevations, they would have limited visibility from the streetscene. Based on the information provided the proposed windows and doors would be acceptable, and the condition can be discharged.

Condition 5 b) requires details of the zinc cladding. The proposed cladding material would be zinc in rain cladding systems and manufacturer specifications and details of the material have been provided. Based on the information provided the proposed cladding material is considered acceptable.

Condition 5 c) requires details of the balustrade. The proposed balustrade would have a stainless steel frame and laminated glass. This would sit behind the front and rear parapet and have a height of 1.1m from the new floor level. Overall the proposed balustrade would fit in with the character of the host building and neighbouring ones, and therefore acceptable.

The details provided in relation to condition 5 are considered acceptable and therefore this condition can fully be discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions in relation to planning application app ref 2016/6431/P dated 15/08/2017 (as amended under app 2018/1488/P dated 08/03/2019) have now been discharged.

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