

Application ref: 2020/5929/P  
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**Development Management**  
Regeneration and Planning  
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B46 Herbal Hill Gardens  
9 Herbal Hill  
London  
EC1R 5XB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Greater London House**  
**Hampstead Road**  
**London**  
**NW1 7QX**

Proposal: Installation of a door and the formation of a flat roof terrace area at four floor level.

Drawing Nos: P/01; P/02 Rev A; P/03 Rev B; P/04.

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: P/01; P/02 Rev A; P/03 Rev B; P/04.

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

- 4 The terrace shall be used for employment uses (Class E (g)) only, with it not to be used outside the hours of 07:00 and 19:00 Monday-Friday and 09:00 and 13:00 Saturday. No music shall be played on the roof terrace in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: In order to prevent unreasonable overlooking and disturbance of neighbouring premises in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The application proposes to replace an existing window with a door and for access and use of a terrace to be formalised for office use.

Overall, the proposal would not be visibly prominent, being at high level and behind a wall. Furthermore, the doors' glazing would be similarly proportioned and detailed to the neighbouring windows. It is considered that the character and appearance of the Camden Town Conservation Area would be preserved.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

All the windows on the western side of Greater London House overlook the houses on Mornington Crescent, as do existing terraces on upper floors on that side (there is an existing external terrace at 5th Floor level which runs almost the entire length of the west side). The proposal to provide access to an existing area behind an existing parapet wall for office use, would not result in any significant impacts of overlooking or noise and disturbance. A planning condition would restrict the use of the terrace of office only and Monday-Friday 7am-7pm and Saturday 9am-1pm.

An objection was originally raised by the Camden Town CAAC based on impacts on the building, conservation area and neighbouring amenity. These concerns were subsequently withdrawn subject to a condition restricting the use of the terrace to the times above. A comment was also made by a resident regarding impacts on amenity. The terrace would only be for the use of the office and the hours would be restricted as suggested. The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer