

Application ref: 2021/4247/P
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Development Management
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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

6 - 7

St Cross Street

London

EC1N 8UB

Proposal: Creation of roof terraces at levels 2 and 6; improvements to existing level 5 roof terrace; installation of new fire escape stair from level 6 roof terrace to level 5

Drawing Nos: 1985-JRA-02-08-DR-A-0000 Rev P02; 1985-JRA-02-06-DR-A-0016 Rev P02; 1985-JRA-02-05-DR-A-0115 Rev P02; 1985-JRA-02-05-DR-A-0015 Rev P02; 1985-JRA-02-02-DR-A-0112 Rev P02; 1985-JRA-02-02-DR-A-0012 Rev P02; 1985-JRA-02-XX-DR-A-0025 Rev P02; 1985-JRA-02-XX-DR-A-0023 Rev P02; 1985-JRA-02-XX-DR-A-0022 Rev P02; 1985-JRA-02-XX-DR-A-0021 Rev P02; 1985-JRA-02-XX-DR-A-0020 Rev P02; 1985-JRA-02-08-DR-A-0118 Rev P02; 1985-JRA-02-08-DR-A-0018 Rev P02; 1985-JRA-02-06-DR-A-0016 Rev P02; 1985-JRA-02-05-DR-A-0015 Rev P02; 1985-JRA-02-02-DR-A-0012 Rev P02; 1985-JRA-02-XX-DR-A-0151 Rev P03; 1985-JRA-02-XX-DR-A-0150 Rev P03; 1985-JRA-02-XX-DR-A-0125 Rev P03; 1985-JRA-02-XX-DR-A-0123 Rev P03; 1985-JRA-02-XX-DR-A-0122 Rev P03; 1985-JRA-02-XX-DR-A-0121 Rev P03; 1985-JRA-02-XX-DR-A-0120 Rev P03; 1985-JRA-02-08-DR-A-0118 Rev P03; 1985-JRA-02-06-DR-A-0116 Rev P03; Design & Access Statement, dated 31.08.2021; Design & Access Statement addendum, dated 07.12.2021

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: 1985-JRA-02-08-DR-A-0000 Rev P02; 1985-JRA-02-06-DR-A-0016 Rev P02; 1985-JRA-02-05-DR-A-0115 Rev P02; 1985-JRA-02-05-DR-A-0015 Rev P02; 1985-JRA-02-02-DR-A-0112 Rev P02; 1985-JRA-02-02-DR-A-0012 Rev P02; 1985-JRA-02-XX-DR-A-0025 Rev P02; 1985-JRA-02-XX-DR-A-0023 Rev P02; 1985-JRA-02-XX-DR-A-0022 Rev P02; 1985-JRA-02-XX-DR-A-0021 Rev P02; 1985-JRA-02-XX-DR-A-0020 Rev P02; 1985-JRA-02-08-DR-A-0118 Rev P02; 1985-JRA-02-08-DR-A-0018 Rev P02; 1985-JRA-02-06-DR-A-0016 Rev P02; 1985-JRA-02-05-DR-A-0015 Rev P02; 1985-JRA-02-02-DR-A-0012 Rev P02; 1985-JRA-02-XX-DR-A-0151 Rev P03; 1985-JRA-02-XX-DR-A-0150 Rev P03; 1985-JRA-02-XX-DR-A-0125 Rev P03; 1985-JRA-02-XX-DR-A-0123 Rev P03; 1985-JRA-02-XX-DR-A-0122 Rev P03; 1985-JRA-02-XX-DR-A-0121 Rev P03; 1985-JRA-02-XX-DR-A-0120 Rev P03; 1985-JRA-02-08-DR-A-0118 Rev P03; 1985-JRA-02-06-DR-A-0116 Rev P03; Design & Access Statement, dated 31.08.2021; Design & Access Statement addendum, dated 07.12.2021.

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

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the first use of the 6th floor roof terrace hereby approved, details of the landscaping (including indicative furniture locations and permanent planter locations) shall be submitted to and agreed in writing with the local planning authority. The approved scheme shall be implemented as part of the development and thereafter retained and maintained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies D1, D2, A1 and A4 of the Camden Local Plan 2017.

- 5 Prior to the first use of the 6th floor roof terrace hereby approved, details of a lighting strategy shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented as part of the development and thereafter retained and maintained.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of Policies D1, D2, A1 and A4 of the Camden Local Plan 2017.

- 6 Prior to the first use of the 6th floor roof terrace hereby approved, details of a management plan for the roof terrace shall be submitted to and approved in writing by the local planning authority. Thereafter the terrace shall only be used in accordance with the agreed management plan.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance, in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 The 6th floor roof terrace hereby approved shall be used by the occupiers of the building only and shall not be used outside the hours of 08:00 and 21:00 Monday to Friday and at no time during the weekends.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance, in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

This application seeks permission to create roof terraces at levels 2 and 6; to improve the existing roof terrace at level 5 of the host building; and to install a new fire escape stair from the new level 6 roof terrace to level 5 of the host building.

The new level 2 roof terrace would be on the eastern elevation of the host building, on an existing area of flat roof. This terrace would not be visible from either St Cross Street or Leather Lane but would be visible from the internal courtyard area. It is considered that the roof terrace would be in keeping with the character and appearance of the host building.

The existing 5th floor roof terrace, which is to be improved, is on the northern and western elevations of the host building, visible from St Cross Street and Leather Lane. The proposal involves painting the existing balustrade, which is considered to be acceptable.

The new 6th floor roof terrace would be on the main roof of the host building, accessed via lift from ground level. A new fire escape stair would be provided on the eastern (private) side of the host building, linking to level 5 of the building. The proposal involves replacing the existing balustrade and providing a new floor finish, approximately 0.3 metres higher than the existing roof level. The plans illustrate indicative furniture and landscaping.

The proposed replacement balustrade is considered to be in keeping with the character and appearance of the host building. The plans have been revised

during the course of the application so that the balustrade is set in from the public-facing roof edges by 0.5 metres, to reduce the visual impact, which is considered to be acceptable.

Although the floor level would be built up, this is unlikely to be discernible from street level. A planning condition will require full details to be submitted of the landscaping to be provided on the roof terrace to ensure that structures are not sited adjacent to the roof edge, which would minimise the visual impact. A further condition will require the submission of lighting details, again to ensure the impact on the wider area is mitigated. Overall, subject to the conditions, it is not considered that the proposals would cause undue harm to the character and appearance of the host building or the wider area, and it is considered that the proposals would preserve the character and appearance of the Hatton Garden Conservation Area.

Neither is it considered that the proposed roof terraces would cause undue harm to the amenities of nearby residential properties. There are residential properties to the north, west and south of the application site. However, the indicative landscaping and seating plans indicate that the seating areas would be sited away from the roof edges and that planters would limit possibilities for overlooking. The aforementioned planning condition will require full details of landscaping to be provided on the roof terrace to prevent people standing at the outer edges of the terrace. The condition will require that planter structures are permanent, rather than moveable. Subject to this condition, it is considered that the level of overlooking from the roof terrace would not be beyond what is expected in a built-up Central London location.

Similarly, given the relationship of the host building with its neighbours, it is not considered that the roof terrace would cause undue harm by way of noise / activity thereon. A condition will require that a management plan is submitted for approval prior to its first use. A further condition will limit the hours of use and limit the use to occupiers of the host building.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

- 2 Considerable importance and weight has been attached to the harm and 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.

The proposed development is in general accordance with Policies A1, A4, 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.

- 3 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).

- 4 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.

- 5 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) 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