

Application ref: 2021/5918/P
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Date: 20 January 2022

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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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:

Outernet Global
1 St Giles Square
London
WC2H 8LH

Proposal:

Erection of a canopy over the existing 6th floor terrace

Drawing Nos: (SGC-ORM-AA-)RF-DR-A-12000 Rev P01; XX-DR-A-12500 and 12501 Rev P01; WE-DR-A-12300 and 12302 Rev P01; SO-DR-A-12301 and 12303 Rev P01.

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: (SGC-ORM-AA-)RF-DR-A-12000 Rev P01; XX-DR-A-12500 and 12501 Rev P01; WE-DR-A-12300 and 12302 Rev P01; SO-DR-

A-12301 and 12303 Rev P01.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The Outernet development was originally approved under application 2012/6858/P (and subsequently amended by applications 2015/3900/P, 2015/6939/P and 2016/5690/P). This application relates to the 6th floor terrace of the Urban Gallery building, which is located on the corner of Charing Cross Road and Denmark Place. The terrace is associated with a restaurant use.

The proposed development would cover the external terrace, making it usable in a variety of weather conditions. The extension has been well-designed to be set inside the existing glass balustrade on the terrace and below the main parapet of the building. Glazed panels on the walls would be openable and other material include aluminium glazing and a fixed and retractable fabric roof. Overall, due to the proposal's materials, size and location, it is considered it would preserve the character and appearance of the host building and the Denmark Street Conservation Area.

It is not considered that the proposal would lead to a materially harmful impact on neighbouring amenity. The existing terrace and associated use would be bound by various planning conditions attached to the host building's permission, including restrictions on noise levels, music not being audible and hours of operation for the restaurant and roof terrace.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in accordance with policies A1, D1 and D2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and 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 centered on the page.

Daniel Pope
Chief Planning Officer