

Application ref: 2021/5573/P  
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Date: 4 February 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Hugh Cullum Architects Ltd  
Hugh Cullum Architects Ltd  
61B Judd Street  
London  
WC1H 9QT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B**  
**8 Orde Hall Street**  
**London**  
**WC1N 3JW**

Proposal:

Creation of roof terrace on rear roof and associated works, including access thereto

Drawing Nos: Location Plan at 1:200; OHS08 E100 (A); OHS08 E101 (A); OHS08 E300 (A); OHS08 P300 (B); OHS08 E301 (A); OHS08 P100 (A); OHS08 P101 (A); OHS08 P301 (B); Design and Access Statement, dated November 2021

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Location Plan at 1:200; OHS08 E100 (A); OHS08 E101 (A); OHS08 E300 (A); OHS08 P300 (B); OHS08 E301 (A); OHS08 P100 (A); OHS08 P101 (A); OHS08 P301 (B); Design and Access Statement, dated November 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 roof terrace hereby approved, details of the permanent planters to be sited at the edges of the roof terrace, and privacy screen to the sides, to prevent direct overlooking into neighbouring properties, shall be submitted to and agreed in writing with the local planning authority. The roof terrace shall not be used or accessed, other than in an emergency, until the approved planters and screening have been fully installed and they shall thereafter be retained for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with Policy A1 of the Camden Local Plan 2017.

#### Informatives:

- 1 Reasons for granting:

Planning permission is sought for the creation of a roof terrace on the rear roof and associated works, including access thereto. The plans have been revised during the course of the application to lower the terrace by 200mm, in response to comments made by the CAAC.

Nos. 6-28 (even) Orde Hall Street (i.e. the whole terrace) are identified in the Bloomsbury Conservation Area Appraisal and Management Strategy (BCAAMS) as making a positive contribution to the character and appearance of the conservation area. The proposed roof terrace is to the rear of the building, above the outrigger, and therefore is not likely to impact on the character and appearance of the host building when viewed in the public realm. The terrace and access stair may be visible in private views, but nevertheless, it is not considered that they would detract from the character and appearance of the host building or the wider area, including the Bloomsbury Conservation Area.

The proposed roof terrace would be enclosed by traditional style railings and planters (details to be secured by condition), which is considered to be appropriate to and in keeping with the style of the host building.

It is not considered that the proposed development would cause undue harm to

the residential amenities of nearby and neighbouring properties by way of overbearing impact, loss of light / outlook etc. The permanent planters around the edge of the terrace means it would not be possible to stand at the roof edge, which reduces the potential for overlooking. A condition will also require details of screening at the sides of the terrace to further prevent direct overlooking to adjacent neighbouring properties. Given that the roof terrace would serve one dwelling, it is not considered that it would cause undue harm in terms of noise.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

- 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

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

Daniel Pope  
Chief Planning Officer