

Application ref: 2021/5258/P
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Date: 10 February 2022

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Joe Wright Architects Ltd
14 Manchester Road
South Tottenham
N15 6HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Laystall Street
London
EC1R 4PA

Proposal: Removal of glazed roof over third floor level and formation of a roof terrace.

Drawing Nos: 1303-01_PL 101 Rev F, 1303-01_PL 102 Rev F, 1303-01_PL 103 Rev F, 1303-01_PL 001 Rev B, 1303-01_PL 002 Rev A, 1303-01_PL 003 Rev A, 1303-01_PL 000 Site Plan

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: 1303-01_PL 101 Rev F, 1303-01_PL 102 Rev F, 1303-01_PL 103 Rev F, 1303-01_PL 001 Rev B, 1303-01_PL 002 Rev A, 1303-01_PL 003 Rev A, 1303-01_PL 000 Site Plan

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the removal of the glazed roof above the existing winter garden to create a roof terrace with new glazed sliding rear doors.

The application site is a narrow three storey Victorian infill property with a mansard roof and finished in London stock brick. It is located within the Hatton Garden Conservation Area but is not listed.

The proposed roof terrace would create an outdoor amenity space which the property currently lacks. This would be located at the third floor level where the existing winter garden currently is located. The provision of new private amenity space accords with Policy A2 of the Camden Local Plan. The proposed glazed sliding doors would be sympathetic to the contemporary feel of the property.

The existing walls surrounding the terrace would be retained and thus there would be no increased opportunities for overlooking. The proposal would not cause any significant amenity impacts to neighbouring residential occupiers.

Initially a new front dormer window was proposed, however, following advice from a Conservation Officer, the existing front dormer window shall be retained.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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) 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