

Application ref: 2021/6193/P  
Contact: Amy Ly  
Tel: 020 7974 8141  
Email: Amy.Ly@camden.gov.uk  
Date: 30 March 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Anthro Architecture  
2nd Floor, 57A Broadway,  
Leigh-on-Sea  
SS9 1PE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Coptic Street**  
**London**  
**WC1A 1NH**

#### **Proposal:**

Installation of glazed roof to rear courtyard, erection of second floor roof terrace, replacement of rear window with patio doors to terrace and removal of rear doors to create internal opening on ground floor.

Drawing Nos: 2107 L(--) 000\*; 2107 L(--) 001\*; 2107 L(--) 003\*; 2107 L(--) 002\*; 2107 L(--) 004\*; 2107 L(--) 101\*; 2107 L(--) 104\*; 2107 L(--) 103\* (REVISED dated 12/02/22); 2107 L(--) 102\* (REVISED dated 12/02/22)

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-

2107 L(--) 000\*; 2107 L(--) 001\*; 2107 L(--) 003\*; 2107 L(--) 002\*; 2107 L(--) 004\*; 2107 L(--) 101\*; 2107 L(--) 104\*; 2107 L(--) 103\* (REVISED dated 12/02/22); 2107 L(--) 102\* (REVISED dated 12/02/22)

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 proposed infilling of the rear courtyard with a glazed angled roof between ground and first floor levels would create an enclosed internal lightwell spanning the lower ground, ground and first floors. The proposed glass roof would be installed between the 2 existing rear outriggers and would be lower than the parapets, and thus would not be visible from the public view. They would be somewhat more visible at the rear to the immediate adjoining neighbours, but this is not considered harmful to the appearance of the building or the wider area. As the new glazed roof infills a void between existing high walls, there would be no impact on neighbouring amenity.

The proposal also involves the addition of a small roof terrace with a rooflight at second floor level. It would be located on an existing rear flat roof and would make up for the loss of amenity space resulting from the proposed infilling of the existing courtyard. Revisions were secured to relocate the proposed metal railings in order to shorten the terrace to a depth of 1m from the rear of the host building. This is acceptable as it would reduce visibility and would not give rise to adverse overlooking and other neighbouring amenity impacts. The rear wall of the building on Stedham Place would back onto the terrace; however there are no windows on this wall.

Due to the nature of the proposals being at the rear with low visibility, they would not harm the character and appearance of the host building or 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. Two neighbours commented in support of the proposals. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2 and A1 the

London Borough of 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](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



Daniel Pope  
Chief Planning Officer