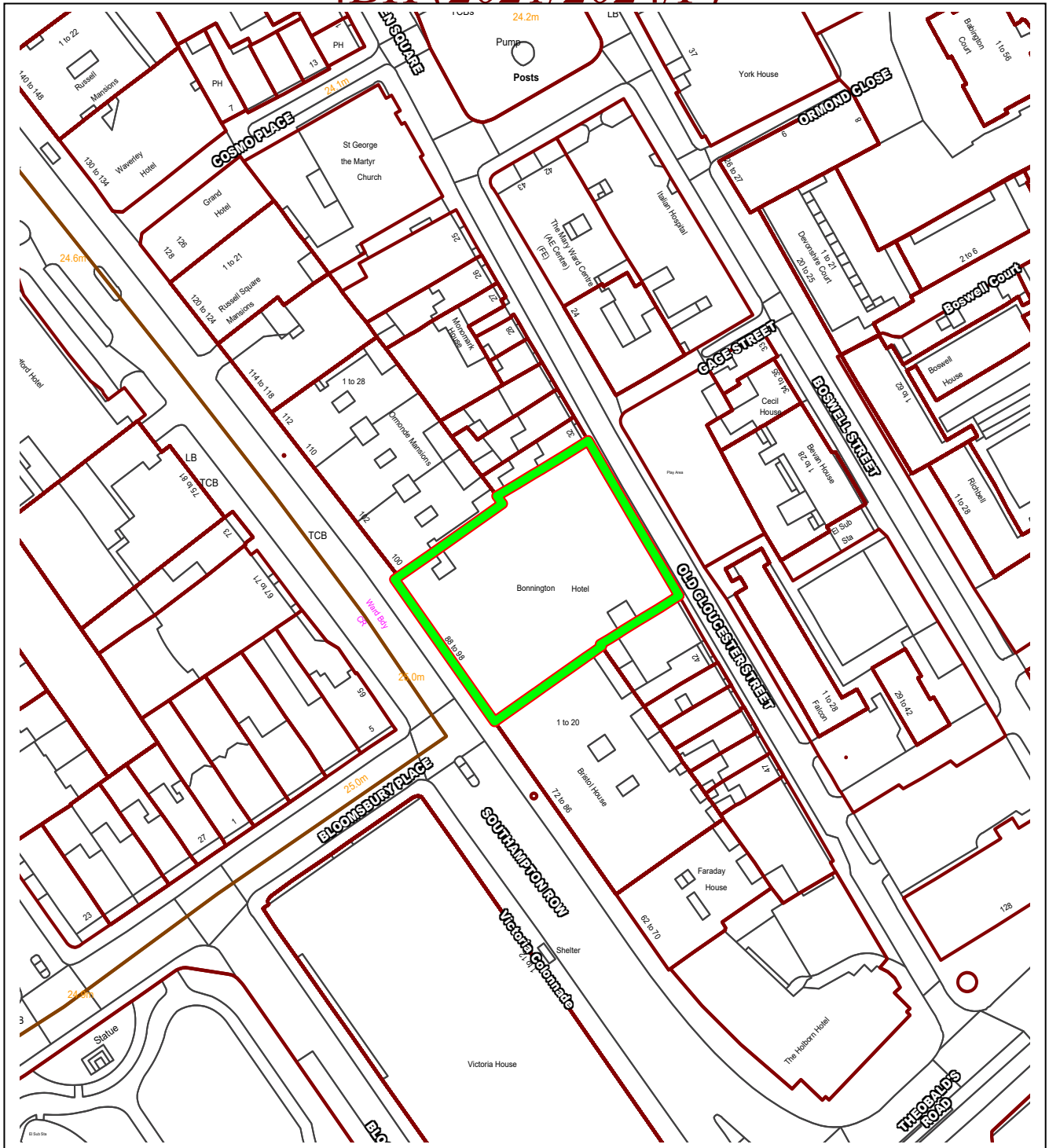


92 Southampton Row, London, WC1B 4BH (2021/2024/P)



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SITE PHOTOS



Figure 1: Aerial view of the site from Southampton Row looking north east towards Old Gloucester Street



Figure 2: Aerial view of the hotel showing the location of the lightwell and existing roof lantern to be removed



Figure 3: Photo showing existing roof lantern and plant to be removed

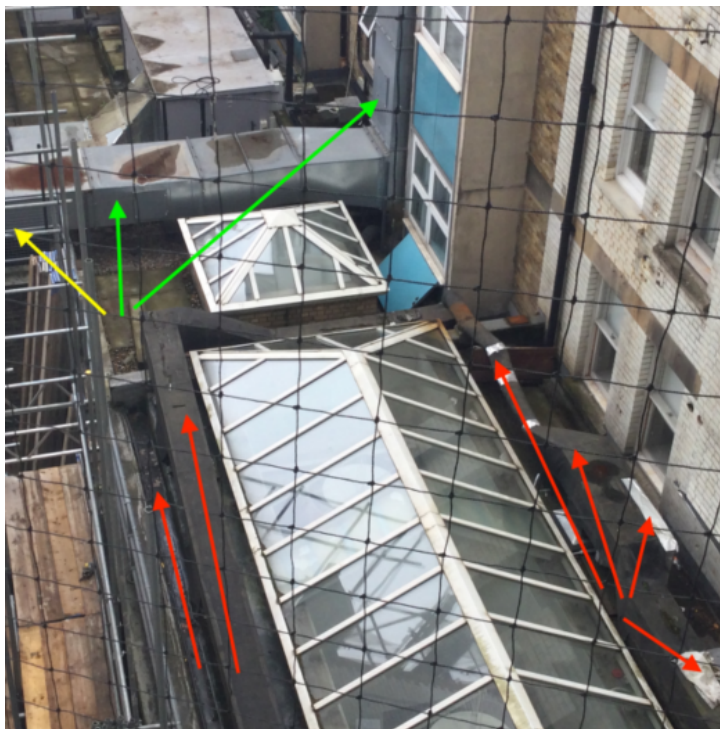


Figure 4: View of the existing lightwell lanterns and plant (submitted and annotated by local resident as part of consultation response)

Figure 1 below shows the existing condition and structures to the ground floor roof, identifies the existing elements to be removed (in red) and the revised proposed form and appearance following the works.

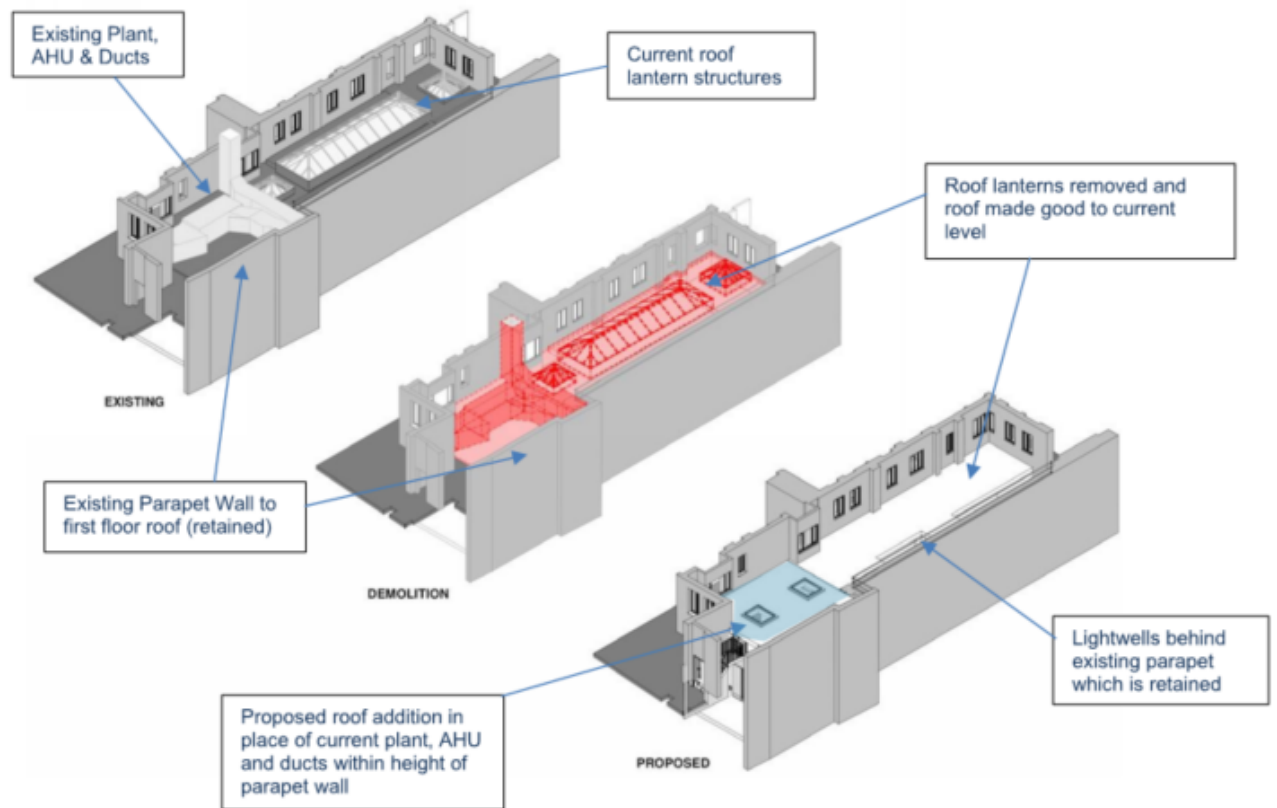


Figure 5: Illustrations of existing plant and skylights in lightwells of building, sections of building to be demolished (in red) and proposed roof extension (in blue)

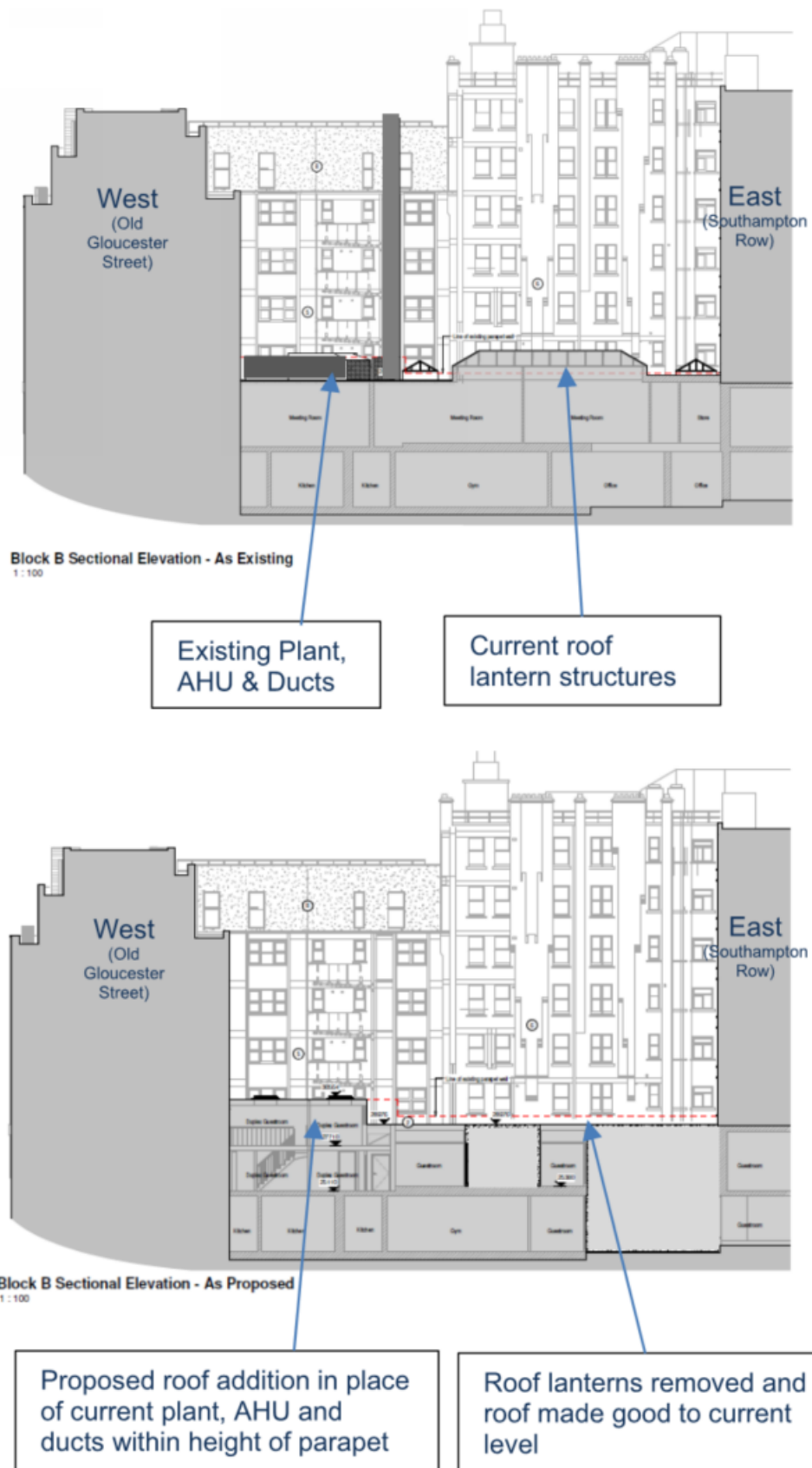
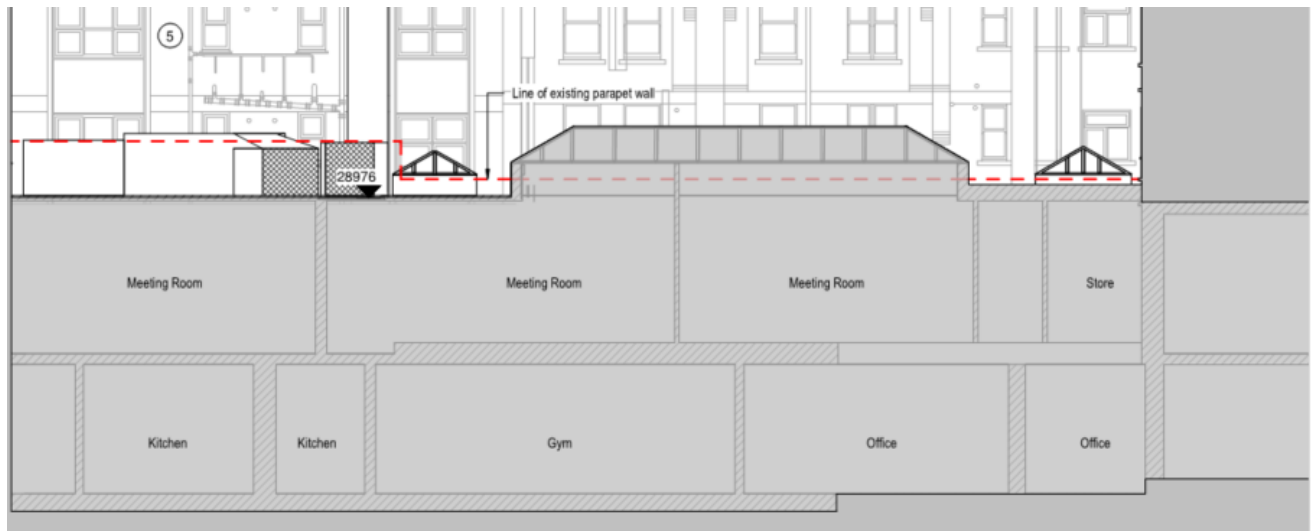


Figure 6: Existing (top) and proposed (bottom) sectional elevation through the lightwell.



Existing



Proposed

Figure 7: (Top) Existing section showing the plant, lantern rooflight and height of parapet wall (dotted in red) and (bottom) comparative proposed section showing the external works and height of parapet wall (dotted in red).



Figure 8: Existing (left) and proposed (right) section showing the height of the extension in relation to the existing parapet wall following removal of existing external plant.



Figure 9: Existing (left) and proposed (right) section showing the works to the roof of the existing infill extension within the lightwell following removal of the existing roof lantern

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	22/06/2021
		N/A / attached		Consultation Expiry Date:	18/07/2021
Officer			Application Number(s)		
Elaine Quigley			2021/2024/P		
Application Address			Drawing Numbers		
92 Southampton Row London WC1B 4BH			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of an extension to create 11 guestrooms at basement, ground and first floor level, 2 of which are duplex to replace existing meeting rooms, gym and offices all in association with the existing hotel					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>2 letters of objection have been received from Flat 5, 100A Southampton Row and 7 Ormonde Mansions, 100A Southampton Row raising the following concerns:</p> <p><u>PLANT AND ASSOCIATED NOISE AND SMELLS</u></p> <ul style="list-style-type: none">• This is a resubmission of a similar project that was refused in February 2019• It will be impossible to implement the plans without putting plant on the roof in the future• Plant will create noise and smell nuisances within the lightwell and will affect the hotel rooms and the adjoining flats• Removing all plant to the roof of blocks B and C has been partially successful so removing ducts and pipes from the roofs of the lightwell and installing them on the new roof of the extension will return the noise and smell nuisance of the past• Removal of the existing plant from the eastern part of the ground floor roof clearly implies that plant, ducts and equipment on the western part of the roof will be replaced or not removed. The western end of the lightwell adjoins Ormonde Mansions.• New rooms built in the basement will need ventilation and more pipes and plant but this is not shown on the proposed plans• An existing kitchen is served by an external extract duct. It is proposed to remove this duct as part of the proposal. How will this kitchen continue to be serviced if the duct is removed? It will lead to unacceptable noise and smells• The proposed plant is impossible to meet the conditions. All new plant should be in the roofs of Blocks B and C and no plant should be placed on the roof of the proposed extension <p>Officer’s response: Refer to section 7 Amenity</p> <p><u>NOISE AND DISTURBANCE</u></p> <ul style="list-style-type: none">• Creation of a flat roof would most likely be used for regular maintenance, implying illuminated scaffold, workers power tools. This would create a continuous disturbance as sound would raise through the lightwell• Any ventilation to the new rooms that are openable would allow noise to escape <p>Officer’s response: Refer to section 7 Amenity</p> <p><u>QUALITY OF NEW HOTEL ROOMS</u></p> <ul style="list-style-type: none">• Quality of habitation space would create for the hotel is pitiful <p>Officer’s response: Refer to section 5 Quality of accommodation</p>					
Bloomsbury CAAC; OMRA; and BRAG	<p>ORMONDE MANSIONS RESIDENTS ASSOCIATION (OMRA)– objects</p> <p>1. PLANT AND EQUIPMENT</p> <ul style="list-style-type: none">• Should be no increase of plant to the lightwell• No provision has been made for plant to service the new rooms for heating and air-conditioning and ventilation• If kitchen extract is retained but the duct is removed this will allow fan noise, smells and fumes into the lightwell which will affect Ormonde Mansions• Proposal implies that plant and equipment on the western part of the roof will not be removed. If the height of the roof increases the plant on the new extension will block views from Ormonde Mansions <p>Officer’s response: Refer to section 7 Amenity</p>					

2. CUMULATIVE EFFECT OF REPEATED PLANNING APPLICATIONS AND PERMISSIONS

- Steady enclosure of the lightwells between the application site and Ormonde Mansions has increased echo and reduced reflected light from the lightwells original white glazed clad brickwork
- There have been careful negotiations between the hotel and Ormonde Mansions to protect the lightwells and it is argued that it is totally unacceptable for the hotel to return to take away part of the light. This proposal as well as others that will seriously encroach on lightwell and will impact on the life and wellbeing of residents of Ormonde Mansions

Officer's response: Refer to section 7 Amenity

3. POOR QUALITY BASEMENT BEDROOMS IN THE HOTEL

- 4 of the 8 single storey rooms will be at basement level. Light and air to these rooms and the 3 double storey rooms are provided by the lightwell (1.4m to 1.8m wide) and facing a parapet wall. This will provide low access to daylight and almost no air flow
- No information of the fire insulation details between the kitchen and bedrooms of the double storey rooms

Officer's response: Refer to section 5 Quality of accommodation

4. NOISE AND DISTURBANCE

- Substantial noise and disturbance from works to blocks B and C over the 2 years prior to the pandemic
- Application includes creation of 3 new lightwells so will involve drilling and noisy work
- Visual intrusion from workmen being able to look into residents bedrooms and kitchens in Ormonde Mansions from a very short distance away

Officer's response: Refer to section 7 Amenity

BLOOMSBURY RESIDENTS ACTION GROUP (BRAG) – objects

1. PLANT

- Proposal makes clear that ducting and plant is intended on the new roof adjoining Ormonde Mansions but prior agreement requires all plant to be on the roof of the main building, above 4 or 5 and thus above the roof of Ormonde Mansions. The plans don't meet this requirement. No details have been provided on how the plans for the plant will be met.

Officer's response: Refer to section 7 Amenity

2. CONTINUOUS NOISE AND DISTURBANCE FROM WORKS

- The residents of Ormonde Mansion have already experienced 3 separate periods of noise and nuisance from construction work which has been carried out over recent years to create additional space for the adjacent hotel. Now yet another application for building works will have an unacceptable impact on residents quality of life, especially following the unprecedented impact of Covid-19 during the past 18 months.

Officer's response: Refer to section 7 Amenity

BLOOMSBURY CAAC – objects

The block enclosed by Southampton Row to the west and Old Gloucester Street to the east contains a number of interesting features and rear elevations, along with historic features and materials such as glazed white tiles designed to increase light to properties facing onto darker spaces. It is the accumulation of a number of interesting features such as these which gives such spaces their special interest as 'hidden', 'informal', but 'shared' spaces.

In our view the hotel's existing long and historic or historically-detailed rooflights contributes towards this special interest, and their removal and replacement with a modern and plain roof surface with modern skylights causes some level of harm to the significance of the conservation area. Just as the fenestration of rear elevations

	<p>contributes towards the significance of a conservation area despite usually being hidden, the design and appearance of roof surfaces and rooflights, especially in a shared space, contributes towards the significance of a conservation area. The demolition of a rear facade of historic or architectural interest would not be permitted simply because it is not visible from the public realm, therefore the demolition of a roof of historic interest should similarly be resisted. A proliferation of such destructive changes in these shared lightwells would lead to a fundamental erosion of the historic interest of these spaces.</p> <p>There is no information contained within the applicant's Design and Access Statement or Planning Statement to explain the historic significance of the building concerned despite falling within a conservation area. Relevant demolition in a conservation area should clearly explain the significance of the parts of the building being demolished.</p> <p><i>Officer's response: Refer to section 6 Design</i></p>
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Site Description

The site is located on the west side of Southampton Row in close proximity to the junction with Bloomsbury Place. The site comprises a 7 storey building with plant at roof level that is occupied by Double Tree Hilton Hotel. The main building (with the hotel entrance) is on Southampton Row (nos. 88-98). The building is made up of several blocks; Block A fronting Southampton Row, Block C fronting Old Gloucester Street and Blocks B and E which link the 2 main blocks. The northern lightwell area is currently infilled at basement and ground floor level and includes external plant equipment on the roof of the ground floor flat roof extension and lantern roof lights that serve the ancillary space below. There is an existing brick built boundary wall that separates the application site and the properties within the adjoining site in Ormonde Mansions that extends between 4.2m and 5.2m in height. The roof of the lantern lights and the top part of the existing plant extend beyond the boundary wall.

The site is bounded to the east by Old Gloucester Street. To the north lies Ormonde Mansions which comprises a 5 storey building with commercial units on the ground floor with residential mansion block above. Bristol House is a 5 storey building that lies to the south comprising commercial units on the ground floor with residential above.

The site lies within the Bloomsbury Conservation Area (CA) and is identified in the Bloomsbury Conservation Area Appraisal and Management Strategy (CAAMS) as making a positive contribution to the character and appearance of the conservation area.

The CAAMS notes that the site (formerly named the Bonnington Hotel) is a notable example of an Edwardian hotel building, it has a wide, seven storey red brick frontage with neo-classical proportions and stone dressings. It is also noted that Southampton Row is characterised by relatively large buildings (a mixture of Victorian, Edwardian and later 20th century) including many hotels and mansions blocks, with retail units at ground floor level. The predominant building height is approximately 7 storeys in height.

Relevant History

There have been numerous applications for works to the hotel over the last 15 years. The most relevant and recent applications are listed below.

Planning permission was **granted** on 09/12/2019 (ref 2018/0825/P) for erection of rear infill extension at first, second and third floor level to provide an additional 3 hotel bedrooms around a newly formed lightwell (Class C1).

A resolution to **grant** planning permission subject to signing the s106 agreement was agreed on 02/09/2020 (ref 2018/3578/P) for formation of an enclosed internal atrium and infilling the existing internal lightwell at first to sixth floor levels to create 19 no. additional guestrooms, enlargement and reorientation of the existing rooms and installation of mechanical plant at roof level all in association with the existing hotel.

Planning permission was **refused** on 27/02/2020 (ref 2019/6435/P) for erection of double storey rear and side infill extension at ground and first floor level together with the change of use of ground floor space C1 floor space for the formation of 11 no guestrooms at ground floor level, 6 of which would consist a mezzanine floor space. Together with plant at roof level. The application was refused for 2 reasons (i) by reason of its unsympathetic design, bulk and mass would fail to preserve or enhance the character and appearance of the host property nor surrounding Bloomsbury conservation area and (2) harmful impact on amenity with Flat 3, Ormonde Mansions in terms of sense of enclosure and outlook.

Relevant policies

National Planning Policy Framework (NPPF) (2021)

The London Plan (2021)

Camden Local Plan (2017)

E2 Employment premises and sites

E3 Tourism

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

CC5 Waste

T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
T3 Transport infrastructure
T4 Sustainable movement of goods and materials

Camden Planning Guidance (2021)

Employment sites and business premises
Amenity
Design
Transport

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. BACKGROUND

1.1 Planning permission was **refused** in February 2020 (2019/6435/P) for the erection of a two storey rear and side infill extension at ground and first floors to provide 11 additional hotel rooms (see planning history above). The extensions were considered unacceptable due to the design and impact on amenity of neighbouring occupiers. The extension included a two storey extension with mansard roof at ground and first floor level within the northern lightwell adjacent to Ormonde Mansions. The proposed extension infilled the entire lightwell and was set away from the northern boundary wall by 0.9m

1.2 The hotel has undertaken internal refurbishment works that have included the reconfiguration of the back of house and support accommodation at basement and ground floor levels. The areas of back of house accommodation and meeting rooms within this area of the hotel are no longer required and are underutilised.

1.3 This application has been submitted to try to overcome the 2 reasons for refusal to reduce the visually intrusive form and bulk of the extension and minimise the impact on the amenity of neighbouring occupiers. The changes include:

- Reduction in the size and height of the extension from a 2 storey extension at ground and first floor level to reconfiguration of the accommodation at ground floor level and erection of a first floor extension within the eastern section of the lightwell measuring 32 sq. m
- Design of the roof of the extension changed from mansard roof to flat roof

2. PROPOSAL

2.1 Planning permission is sought for the erection of a single storey extension at first floor level to create 11 guestrooms at basement and ground floor level, 2 of which are duplex to replace existing meeting rooms, gym and offices all in association with the existing hotel. The extension would be located within the eastern section of the northern lightwell area between the main hotel building and Ormonde Mansions that lies to the north.

2.2 The details of the works includes:

- Reuse of the existing accommodation at basement and ground floor levels to provide additional guest rooms
- Erection of a single storey extension to create mezzanine level accommodation on the eastern part of the roof measuring 8.1m (length) by 5.7m (width) by 2.6m (height). The extension would provide 32 sq. m of additional floor space.
- Replacement of roof following the removal of 2 existing roof lanterns and plant equipment .
- Creation of 2 new lightwells as part of the extension at part basement and ground floor level; lightwell 1 (double height lightwell) measuring 7.7m (length) x 1.5m (width) x 7.3m (height), and lightwell 2 (single height lightwell) measuring 4.3m (length) x 1.5m (width) x 3.5m (height).
- Installation of a new external stair to allow access to the roof of the extension for maintenance purposes.
- New window opening on the eastern side elevation of the extension
- External plant equipment including a large external duct that extends vertically up the side elevation of the building to roof level would be removed as well as the existing skylights to facilitate the works. .

Figure 1 below illustrates the works that are proposed

Figure 1 below shows the existing condition and structures to the ground floor roof, identifies the existing elements to be removed (in red) and the revised proposed form and appearance following the works.

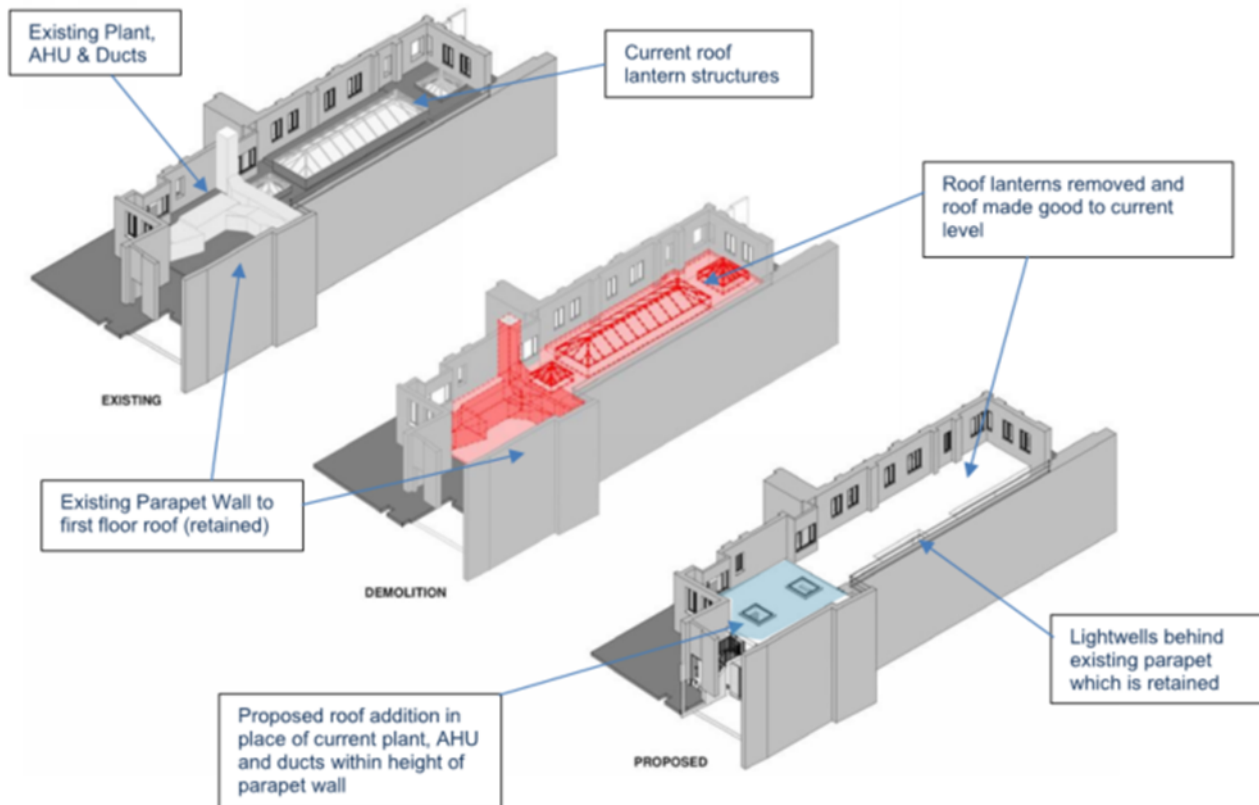


Figure 1 (above): Illustrations of existing plant and skylights in lightwells of building, sections of building to be demolished (in red) and proposed roof extension (in blue)

Revisions

2.3 The following information has been submitted during the course of the application:

- Revised floor plans were submitted to include the details of the walkway on the roof for maintenance purposes, the details of the materials for the new roof and the lightwells have been numbered on the roof plan drawings.
- Heritage statement.
- Response to issues raised by CAAC and objections from local residents during the consultation process.

3. ASSESSMENT

3.1 The main considerations associated with the proposal include:

- 4. Land use
- 5. Quality of accommodation
- 6. Design
- 7. Amenity
- 8. Waste

4. LAND USE

4.1 Policy E3 encourages tourism and visitor accommodation, especially within the Central London Area where this site is located. Given the building currently operates as a hotel no objection is raised to the increase in hotel floorspace (32 sq. m GEA) on the site.

5. QUALITY OF ACCOMMODATION

5.1 The basement and ground floor accommodation would be refurbished and reused to provide 8 single guest rooms and 1 double guest bedroom. The single storey extension would be provide the additional space to create 2 additional double guest rooms resulting in 11 new guest rooms. Although the rooms at basement and ground floor levels would not be served by traditional style windows they would all include windows that face onto an open lightwell. This would provide natural daylight into the guest bedrooms. The proposed rooms are standard hotel size. All rooms will have access to the amenities and facilities provided within the hotel and will ensure that a good standard of accommodation is provided for future guests. Given the transient nature of the

accommodation and the fact that people will only use the rooms for sleeping no objections would be raised to the quality of accommodation provided. The existing guest rooms will continue to receive daylight and sunlight from the windows on the northern and southern sides of the building so the standard of accommodation of the existing rooms would remain unaffected by the proposal.

6. DESIGN

6.1 The northern lightwell area is currently infilled at basement and ground floor level and includes external plant equipment on the roof of the ground floor flat roof extension and lantern roof lights that serve the ancillary space below. The proposal includes refurbishment and reuse of the basement and ground floor accommodation. In order to use this space the existing plant equipment and lantern rooflights on the roof of the existing infilled lightwell would be removed. Concerns have been raised by local groups about the loss of historic or historically detailed rooflights which could contribute towards the special interest of 'hidden', 'informal', but 'shared' spaces. It is suggested that their removal and replacement with a modern and plain roof surface with modern skylights causes some level of harm to the significance of the conservation area. The agent has submitted photos of the existing skylights which have been reviewed by the Council's conservation officer and they illustrate that the existing skylights include modern frames with no historic detailing. This is supported by the heritage statement which confirms that the existing roof and rooflights were installed as part of works to this part of the building that were carried out in the mid-2000's. The replacement roof would be a single ply membrane roof coloured in grey to match the finish of the existing flat roof areas. There would be no objection to the loss of these modern features and the simple flat roof and modern skylights that would be installed as part of the proposal would not result in any harm to the character or appearance of the building or the surrounding conservation area.

6.2 The existing lightwell area is completely enclosed by buildings. The single storey extension would be confined to the eastern section of the lightwell measuring 32 sq. m in floor area. The roof of the existing ground floor extension would be lowered to ensure that the new extension would not extend above the existing parapet wall on the northern elevation of the lightwell. The new external stair would be mainly screened by the new extension and the existing hotel building. Due to its location, size and design, the extension and associated works would not result in any further impact on the character and appearance of the building than the existing situation. It would not be seen in public view and only seen in limited private views from the upper floors of neighbouring residential dwellings. The proposal would not result in any harm to the character and appearance of the Conservation Area.

6.3 Concerns have been raised regarding the level of demolition and the lack of assessment of the areas of significance where this demolition is being proposed. A heritage statement has been submitted during the course of the application to try to address these concerns. The majority of the demolition works would be confined to the removal of internal walls within the existing infilled lightwell at basement and ground floor levels.

6.4 Special regard has been attached to the desirability of preserving and enhancing the character and appearance of the Bloomsbury 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.

7. AMENITY – DAYLIGHT, SUNLIGHT, OUTLOOK

7.1 The proposed extension would be mainly contained within the footprint of one of the existing lightwells of the six storey hotel building. The single storey extension would be screened from views from the residential windows fronting onto the lightwell by the hotel building itself and the existing brick built parapet wall that separates the two sites. Two of the proposed rooms would be duplex guestrooms with principle accommodation at ground floor level and ancillary accommodation within a new upper mezzanine level that would be created within the new single storey extension. The height of the extension would be similar in height to the existing plant equipment which is currently located on the flat roof of the existing ground floor extension and would not extend above the parapet of the shared brick boundary wall. The extension would not result in additional loss of daylight or sunlight to surrounding residential properties and views from the windows in the lower parts of Ormonde Mansions that look out over the light would remain largely unchanged.

7.2 No windows would be installed in the side elevation that faces Ormonde Mansions so there would be no additional overlooking into neighbouring windows. The proposal includes the removal of the existing roof lanterns that would be replaced by a single ply membrane roof to match the finish of the existing flat roof areas. These works would improve the level of daylight and outlook from the windows of the residential flats in Ormonde Mansion that overlook the existing lightwell. Although it could be argued that the removal of the existing lanterns may allow unobstructed views from the hotel windows into the windows of flats within Ormonde Mansions and increase the level of overlooking, it must be noted that the skylights could be removed without the requirement for any form of planning permission. The proposal would not have an impact on the amenity of the neighbouring properties in terms of daylight, sunlight, overlooking or sense of enclosure. In

order to ensure that there is no loss of privacy to neighbouring occupiers a condition would be attached to ensure that access to the flat roof areas would be restricted for maintenance purposes only.

7.3 The proposal would include the removal of the large lantern skylights that are located within the roof on the western part of the roof closest to Ormonde Mansions. This will reduce artificial light spillage that may currently be experienced by local residents as the replacement skylights will be installed within the roof that sits below the existing parapet of the brick boundary wall.

AMENITY - NOISE

7.4 No new plant is proposed as part of this application. The objections from local residents raise concerns about the removal of the existing plant that serves the existing kitchen and how this will affect its extract system. The agent has confirmed that the existing ducting that serves the kitchen will be internally redirected and will link to an existing duct that filters out to an internal courtyard within the hotel rather than out towards any residential properties. As no new plant is required and the existing plant will be redirected internally within the building there will be no additional noise generated by the extract system. The current plant that is on the main roof of the building will continue to be controlled by the conditions applied to them under previous planning permissions. If there is any harmful noise increase from the extract system this can be reported to the Council's Enforcement Team for further investigation.

7.5 Concerns have been raised by local residents about the noise and disturbance from construction works and the potential for workmen to stand on the flat roof and look directly into the residential windows facing onto this part of the lightwell. The construction works associated with the refurbishment and extension would be temporary in nature with the majority of the works taking place within the hotel itself.

8. WASTE MANAGEMENT

8.1 The hotel would adopt a waste strategy as per the existing development with additional laundry and waste generation to be included within the existing delivery and waste collections. This is considered appropriate given the relatively minor uplift.

9. CONCLUSION

9.1 The proposed single storey extension is considered acceptable in terms of height, bulk and mass. It would be screened by the existing parapet of the brick built boundary wall and would not have an impact on the amenity of neighbouring occupiers in terms of loss of daylight or outlook. There is no new plant proposed as part of the application and the existing kitchen extract system will be redirected internally to ensure there is no additional noise generation or possible cooking odours. As such, the proposed development is in general accordance with policies E3, A1, A4, D1, D2, and CC5 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021, Intend to Publish London Plan 2019 and the National Planning Policy Framework 2021.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th April 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/2024/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 6 April 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
www.camden.gov.uk

MORRISON DESIGN
103 Belper Road
Derby
DE1 3ES
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
92 Southampton Row
London
WC1B 4BH

Proposal:

Erection of an extension to create 11 guestrooms at basement, ground and first floor level, 2 of which are duplex to replace existing meeting rooms, gym and offices all in association with the existing hotel.

Drawing Nos: 100; 001A; 002; 003; 101; 102; 103; Heritage Statement prepared by Morrison Design dated December 2021; Daylight and sunlight review prepared by GIA dated 07th April 2021; Design and access statement prepared by Morrison Design dated April 2021; Transport Assessment letter prepared by EAS dated 31st March 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:
100; 001A; 002; 003; 101; 102; 103; Heritage Statement prepared by Morrison Design dated December 2021; Daylight and sunlight review prepared by GIA dated 07th April 2021; Design and access statement prepared by Morrison Design dated April 2021; Transport Assessment letter prepared by EAS dated 31st March 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The new flat roofs of the proposed ground floor and first floor extensions hereby approved shall not be used as external terraces and shall only be accessed for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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

Chief Planning Officer

DECISION