

Application ref: 2022/0149/P
Contact: Patrick Marfleet
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Date: 12 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/planning

Fathom Architects
60a Weston Street
London
SE1 3QJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**2 Pancras Square
King's Boulevard
London
N1C 4AG**

Proposal:

Alterations to existing roof terrace including erection of pergola with glazed canopy, provision of covered entrance onto the terrace and additional seating and planting areas.

Drawing Nos: P1202, P1201, P1200, P1100, P1020, P1000, P3030, P2202, P2201, P2200, P2100, P2040, P2020, DAS dated December 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: P1202, P1201, P1200, P1100, P1020, P1000, P3030, P2202, P2201, P2200, P2100, P2040, P2020, DAS dated December 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.

Informative(s):

- 1 Reasons for granting permission.

The current application seeks to make various alterations to the existing tenth floor roof terrace area including the erection of pergola on the western side of the terrace, erection of a glazed canopy over the central entrance to the terrace and installation of new seating and planting areas around the perimeter of the terrace.

The proposed pergola would be open at each end and covered by a glazed canopy and wind screen on its western side to allow for use all year round. The pergola would be set in from the main elevation of the host building by approximately 4.2m and its overall size and height, coupled with its location at the top of a ten storey building, would ensure it has very limited visibility from the surrounding area. As such the proposed pergola is not considered to cause harm to the appearance of the host building or the surrounding conservation area. Similarly, the proposed glazed canopy over the central entrance area would be screened from public view and is considered acceptable in design terms.

The creation of new seating areas on the eastern and western sides of the terrace would not result in any development that is visible from the public realm and is thus considered acceptable. The majority of the existing mature planting on the terrace will be retained and added to in the form of low level shrubs and grasses. The existing grass lawn on the southern side of the terrace is to be retained.

The size, scale and location of the proposed alterations would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received in response to the public consultation. The site's planning history was taken into account when determining this application.

Special regard has been attached to the desirability of preserving the character of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017, as well as with The London Plan 2021 and NPPF 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer