

Application ref: 2022/0656/P
Contact: Edward Hodgson
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Date: 28 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

Mervyn Brown Associates Ltd.
F180 RIVERSIDE BUSINESS CENTRE
HALDANE PLACE
LONDON
SW18 4UQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 58
Bloomsbury Mansions
13-16 Russell Square
London
WC1B 5ER

Proposal:

Replacement (partial) of existing roof-top conservatory, i.e. replacement glazed walls/windows/doors and replacement tiled roof (part)

Drawing Nos: Site Location Plan, 2156/06, 2156/05, 2156/03, 2156/07, 2156/01,
Design and Access Statement and Fire Risk Statement (prepared by Mervyn Brown Associates Ltd dated 02/2022)

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

Site Location Plan, 2156/06, 2156/05, 2156/03, 2156/07, 2156/01, Design and Access Statement and Fire Risk Statement (prepared by Mervyn Brown Associates Ltd dated 02/2022)

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.

Informative(s):

- 1 Reasons for granting permission:

The application site is an eight-storey mansion block constructed in the 1920s and located in the Bloomsbury Conservation Area.

The proposed works seek to part replace an existing roof conservatory on the south west section of the roof for Flat 58 on the seventh floor. The existing conservatory is deemed unfit for purpose. The new conservatory would have the same footprint and dimensions as the existing and is therefore considered acceptable in terms of size and massing.

The conservatory would have crittall style aluminium framed doors and windows which would reflect the fenestration of the building below and are considered appropriate on the building. The pitched roof would be finished with slate Eternit tiles which would be sympathetic to the host building. The addition of three rooflights on the rear roofslope would not harm the appearance of the building.

The proposal would not be visible from the street or public realm. It would not affect the appearance of the roofscape or the character or appearance of the Conservation Area.

No new opportunities for overlooking would arise from the proposal. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The Bloomsbury Conservation Area Advisory Committee were invited to comment but declined to do so.

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.

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, 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