

Application ref: 2021/5104/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 12 July 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)

Coffey Architects  
11-12, First Floor,  
Great Sutton Street  
Islington  
London  
EC1V 0BX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Ventana Court**  
**Flat 5**  
**61 A Endell Street**  
**London**  
**WC2H 9AJ**

Proposal: Erection of a single storey extension on the second floor roof terrace, partial demolition of the roof at third floor for a new roof terrace; installation of stairwell roof balcony and terrace south wall.

Drawing Nos: 00-00-DR-A-(00)100 REVP02; 00-00-DR-A-(00)001 REVP02; 00-02-DR-A-(00)102 REVP02; 00-03-DR-A-(00)103 REVP02; REVP0200-04-DR-A-(00)104 REVP02; 00-XX-DR-A-(00)200 REVP02; 00-XX-DR-A-(00)202 REVP02; 00-XX-DR-A-(00)203 REVP02; 00-XX-DR-A-(00)300 REVP02; 00-XX-DR-A-(00)302 REVP02; 00-XX-DR-A-(00)305 REVP02; 00-XX-DR-A-(00)306 REVP02; 00-XX-DR-A-(00)300 REVP02; 00-02-DR-A-(01)102 REVP02; 00-03-DR-A-(01)103 REVP02; 00-XX-DR-A-(20)100 REVP02; 00-XX-DR-A-(20)102 REVP02; 00-XX-DR-A-(20)103 REVP02; 00-XX-DR-A-(20)104 REVP02; REVP04; 00-XX-DR-A-(20)200 REVP04; 00-XX-DR-A-(20)202 REVP04; 00-XX-DR-A-(20)203 REVP04; 00-XX-DR-A-(20)300 REVP04; 00-XX-DR-A-(20)302 REVP04; 00-XX-DR-A-(20)305 REVP04; 00-XX-DR-A-(20)306 REVP04 and Daylight and Sunlight Report commissioned by Right of Light Consulting Chartered Surveyors dated 30 May 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: 00-00-DR-A-(00)100 REVP02; 00-00-DR-A-(00)001 REVP02; 00-02-DR-A-(00)102 REVP02; 00-03-DR-A-(00)103 REVP02; REVP0200-04-DR-A-(00)104 REVP02; 00-XX-DR-A-(00)200 REVP02; 00-XX-DR-A-(00)202 REVP02; 00-XX-DR-A-(00)203 REVP02; 00-XX-DR-A-(00)300 REVP02; 00-XX-DR-A-(00)302 REVP02; 00-XX-DR-A-(00)305 REVP02; 00-XX-DR-A-(00)306 REVP02; 00-XX-DR-A-(00)300 REVP02; 00-02-DR-A-(01)102 REVP02; 00-03-DR-A-(01)103 REVP02; 00-XX-DR-A-(20)100 REVP02; 00-XX-DR-A-(20)102 REVP02; 00-XX-DR-A-(20)103 REVP02; 00-XX-DR-A-(20)104 REVP02; REVP04; 00-XX-DR-A-(20)200 REVP04; 00-XX-DR-A-(20)202 REVP04; 00-XX-DR-A-(20)203 REVP04; 00-XX-DR-A-(20)300 REVP04; 00-XX-DR-A-(20)302 REVP04; 00-XX-DR-A-(20)305 REVP04; 00-XX-DR-A-(20)306 REVP04 and Daylight and Sunlight Report commissioned by Right of Light Consulting Chartered Surveyors dated 30 May 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.

- 4 The use of the roof as a terrace shall not commence until the screens, as shown on the approved drawings, have been constructed. The screens shall be permanently retained thereafter.

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 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).

- 2 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.
  
- 3 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