

Application ref: 2022/1446/P  
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Date: 15 August 2022

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

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Openeight Ltd.  
Openeight Architects  
Flat 1  
21 Hornton Street  
London  
W8 7NR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**68A Neal Street**  
**London**  
**WC2H 9PA**

Proposal:

Conversion of the second floor rear flat roof to roof terrace with walkon rooflight, replacement of window with door to create access, new railings, all in association with the upper floors flat.

Drawing Nos: 179 PP 100 (Rev A), 179 PP 101 (Rev A), 179 PP 102 (Rev A), 179 PP 103 (Rev A), 179 PP 111 (Rev A), 179 PP 112 (Rev A) [All dated 28/01/2022], 179 PP 202 (Rev A), 179 PP 203 (Rev A), 179 PP 204 (Rev A), 179 PP 211 (Rev A), 179 PP 212 (Rev A) [All dated 04/08/2022] , Photos and Design and Access Statement

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 179 PP 100 (Rev A), 179 PP 101 (Rev A), 179 PP 102 (Rev A), 179 PP 103 (Rev A), 179 PP 111 (Rev A), 179 PP 112 (Rev A) [All dated 28/01/2022], 179 PP 202 (Rev A), 179 PP 203 (Rev A), 179 PP 204 (Rev A), 179 PP 211 (Rev A), 179 PP 212 (Rev A) [All dated 04/08/2022] , Photos and Design and Access Statement

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 new roof terrace and railings would be located to the rear of the site and on the second floor. The railings would be of traditional simple design which would not significantly impact the character or nature of this space. In terms of this side of Neal Street, there are multiple balconies and terraces within close vicinity and therefore the proposal would fit in with the existing character of the area which is accepted.

A walkon rooflight is proposed on the flat roof of the second floor to replace an existing projecting rooflight, which is accepted.

The third floor roof terrace is already existing and the proposal includes removal of the external stairs which reduces the clutter to the rear of the site which is welcomed.

In terms of amenity the terraces all have a degree of overlooking which the introduction of this terrace would not worsen. After conducting a site visit Officers observed the windows closest to the terrace which are serving a residential use are obscure glazed and relate to non-habitable rooms, and therefore overlooking impact is not considered significant. To the rear there is an office block with obscure glazed windows as well. The proposed terrace layout has been designed to respond to the existing neighbouring windows with chamfered set-backs so they will not create obstruction.

The development is considered to preserve the character and appearance of the 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, the Seven

Dials CAAC have raised no objection to the proposal but made a comment about the structural implications of enlarging the window to accommodate a door in its place. The proposed change is acceptable in planning terms and any structural issues shall be dealt with by Building Control. There are four other comments in support of the proposal.

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](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.

- 5 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.

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 centered on the page.

Daniel Pope  
Chief Planning Officer