

Application ref: 2022/1298/P
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Date: 13 October 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**60 Charlotte Street
London
W1T 2NU**

Proposal: Creation of roof terrace including erection of a raised platform, installation of privacy screen and associated external works and access.

Drawing Nos: Design and Access Statement (15.03.22): P227-21-I-00-P100 P2); P227-21-I-00-P101 P1; P227-21-I-03-P108 P2; P227-21-A-03-P201 P2; P227-21-A-03-P202 P2; P227-21-A-03-P203 P1; P227-21-A-X-P108 P1; P227-21-A-03-P201 P2; P227-21-A-03-P202 P2; P227-21-A-03-P203 P1 and P227-21.

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; Design and Access Statement (15.03.22): P227-21-I-

00-P100 P2); P227-21-I-00-P101 P1; P227-21-I-03-P108 P2; P227-21-A-03-P201 P2; P227-21-A-03-P202 P2; P227-21-A-03-P203 P1; P227-21-A-X-P108 P1; P227-21-A-03-P201 P2; P227-21-A-03-P202 P2; P227-21-A-03-P203 P1 and P227-21.

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 proposed roof terrace hereby approved shall only be accessed between the hours of 08:00 and 20:00 Monday to Friday and not at all on weekends and bank holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 The proposed privacy screens as shown on 1926-BG-ZZ-RF-DR-A-20.210 REV P1 shall be erected prior to commencement of use of the roof terrace and shall be permanently retained thereafter.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought to extend the existing safety railings, creation of a roof terrace, including new seating area with access hatch on the flat roof at roof level and installation of new plant enclosure. The proposal follows a similar application 2021/2389/P that was granted planning permission on 05/10/2021. The changes proposed from the previous approval are:

Southeast elevation- The screening would be increase in length from 13.33m to 15.29m the height would be the same height of 2.4m as previously approved.

Southwest elevation- The existing safety railings would be removed and trough planters and built in benches are proposed, the height of the screening would be 2.4m to match the height of the existing and the depth from 6.9 to 8.2m. The existing safety balustrade on the roof edge would be increased to 1.1m to ensure building control compliance.

Northwest elevation- The length of the screening would be increase from 9.7 to 12.1 and the height would math the height of the previous approval.

Northeast elevation- The screening would occupy a similar dept as approved. However, new stair to access the main stair core, the existing metal balustrade would be extended to ensure building control compliance of 1.1m in height. The existing riser run would also be retained and clad in timber.

The works associated with the enlargement of the terrace, namely extending the screening of the existing plant enclosure and the installation of a new access hatch and seating areas at roof level are considered to represent minor alterations. The changes proposed would not have a significant impact on the appearance of the host building. Similarly, given the location of the terrace at eighth floor level and the proposed alterations would not be readily visible from the surrounding streets or neighbouring properties and would not cause harm to the character of the surrounding conservation area as a result.

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. It is considered the proposals would not harm the character and appearance of the host building or the wider conservation area.

Concerns have been raised with regard to the impact the proposed roof terrace would have on neighbouring amenity. It is unlikely that the proposed terrace would generate harmful levels of noise given it would be set well back from Tottenham Street and Scala Street and would be position in relation to the majority of neighbouring residential properties. The terrace would be used by occupants of the office space below who would be at the site during normal working hours Monday to Friday. A condition has been added to the decision notice restricting use of the terrace in the evening and at weekends/bank holidays.

Given the location of the proposed roof terrace at eight floor level, any views towards the majority of neighbouring residential properties below would be at very oblique angles and would not lead to harmful levels of overlooking as a result. A condition has been added to ensure the privacy screen proposed is installed and retained thereafter. The plant screening would ensure no harm is caused to neighbouring amenity in terms of loss of light or outlook.

The site's planning and appeal history has been taken into account when coming to this decision. One objection was received following statutory consultation which is addressed separately.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017, 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer