

Application ref: 2022/1765/P
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Date: 21 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
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M Moser Associates
3 Lower Thames Street
St Magnus House
London
EC3R 6HD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Lacon House
84 Theobald's Road
London WC1X 8NL

Proposal:

Use of the roof terrace on the northwest side of level 8 as an office amenity space, with associated installation of balustrade

Drawing Nos: Site Location Plan DR-I-0000-P1, DR-I-0500-P1, DR-I-2000-P2, DR-I-2010-P2, DR-I-3001-P1, DR-I-3002-P1, DR-I-3004-P1, DR-I-3011-P1, DR-I-3012-P1, DR-I-3013-P1, DR-I-3014-P1, DR-I-3003-P1.

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, 1-0000 P1, 1-2000 P2, 1-3001 P1, 1-3002 P1, 1-3003 P1, 1-3004 P2, 1-0500 P1, 1-2010 P2, 1-3011 P1, 1-3012 P1, 1-3013 P1, 1-3014 P1.

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 of the London Borough of Camden Local Plan 2017.

- 4 The outdoor terrace area at the NW of the building at Level 8 hereby approved shall be used as an outdoor amenity terrace for the occupants of the host building only and between the hours of 07:00 and 19:00hrs Monday to Friday only.

Reason: In order to prevent unreasonable overlooking and disturbance to neighbouring premises in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed alteration to the existing maintenance terrace to create an amenity space for occupiers of the office building with addition of glazed balustrade is considered acceptable in terms of the proposed use, design, scale and materials.

A new glazed balustrade shall be added behind the existing parapet to ensure safety for users. The result would be an increase in height of 400mm. Given this is at level 8 at the NW corner only of a very large modern building and constructed of a glazed material, it is not considered the alteration would have any significant impact on the appearance of the host building or the character of the public realm at street level.

The proposed amenity terrace is very small and can only comfortably fit about 30 people standing. Given its size and height above ground level, its setback from the north side and orientation looking westwards, it is unlikely to create any unreasonable noise nuisance or overlooking to nearby residential properties. It is intended to be accessible only by occupants of the office building. A condition is imposed to ensure it is only used in office hours until 7pm weekdays to protect neighbouring amenity and to be consistent with other office terraces recently approved. The applicant has confirmed building control restrictions limit the number of persons on the terrace to a maximum of 33.

The nature, scale and location of the terrace and balustrade is not considered to harm neighbouring amenity in terms of loss of light, privacy or outlook.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The 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:
<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer