

Application ref: 2022/3529/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: Ewan.Campbell@camden.gov.uk  
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**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)

The Planning Lab  
South Wing  
Somerset House  
Strand  
London  
WC2R 1LA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**1 Wicklow Street  
London  
WC1X 9JX**

Proposal:

Erection of a single storey roof extension with green roof and roof terrace above accessed by spiral staircase, fenestration alterations on front and rear elevations and new front cornice and stone parapet

Drawing Nos: 103\_L01\_01, 103\_L01\_02, 103\_L02\_01, 103\_L02\_02, 103\_L04\_01, 103\_L04\_02, 103\_L05\_01, 103\_L11\_02, 103\_L12\_01, 103\_L12\_03, 103\_L14\_01, 103\_L14\_02, 103\_L15\_01, Planning Statement (August 2022), Design and Access Statement (15/08/2022), Daylight, Sunlight Report, Heritage Statement (12/08/2022) and Cover Letter (17/08/2022)

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- 103\_L01\_01, 103\_L01\_02, 103\_L02\_01, 103\_L02\_02, 103\_L04\_01, 103\_L04\_02, 103\_L05\_01, 103\_L11\_02, 103\_L12\_01, 103\_L12\_03, 103\_L14\_01, 103\_L14\_02, 103\_L15\_01, Planning Statement (August 2022), Design and Access Statement (15/08/2022), Daylight, Sunlight Report, Heritage Statement (12/08/2022), Cover Letter (17/08/2022)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors and gates;
- b) Plan, elevation and section drawings, including fascia, cornice, metal tubing, coping, structural timber posts and glazing panels, of the new extension at a scale of 1:10;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017

- 5 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-
- i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
  - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures

to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The site sits within the King's Cross St Pancras Conservation Area. The building is not listed but is a positive contributor according to the Conservation Area Statement.

This application follows pre-application advice given by the Council under 2022/3529/P where a roof extension was proposed. A contrasting design of the roof extension in principle was accepted then but there were concerns about the proposed scale.

In terms of the scale, this has been reduced since the pre-application draft design and follows a more rationalised shape. The elevations relate to each existing side which therefore means there is a level of continuation from the host property to the roof extension. The structure is considered lightweight and articulated in visual terms and is set back from the roof edges of the main building so that it does not appear overly bulky and dominant in relation to the host property.

The construction materials are of high quality and are welcomed by the Council. The use of timber for the main structural elements and glazed metal pipes provides an opportunity for creating a high quality scheme. These details will be secured for approval by condition.

The roof extension is considered to create an architecturally interesting and sensitive infill form that is sympathetic to both neighbouring buildings and to the townscape and is acceptable in location, form, bulk and detailed design. It will not harm the character and appearance of the host building, streetscene and conservation area.

The various alterations to both front and rear elevations, repairing and reinstating original features at the front and providing larger replacement modern doors at the rear, are all considered appropriate and acceptable in design terms.

The small green roof at the front is welcomed in terms of visual amenity and biodiversity. More details are secured by condition.

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 Daylight and Sunlight report which supports the application outlines the impact on daylight/sunlight to neighbouring windows. In terms of the Vertical

Sky Component (VSC) and No Sky Line (NSL), the impact for all of the windows appears to be limited and only reductions of very small proportions occur. The exception is for one window at 4 Swinton Street which has a 25% NSL decrease; however over 50% of the room remains daylit which is very good for an urban context so that overall this can be considered acceptable.

The extension will be behind flank walls to the east with the Northumberland Arms pub and to the west with 3 Wicklow Street, thus mitigating any impact on outlook from these sides.

The proposed terrace is set back from the front and rear and adjoins 2 blank flank walls. Although views will be possible to the rear across to other windows, they are already overlooked by other roof terraces, including one directly at the rear of the host property, so it is considered that this new high level roof terrace will not seriously worsen existing overlooking levels.

No objections have been received prior to making this decision. 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.

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-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer