

Application ref: 2022/4793/P
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Date: 21 December 2022

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
5 St Cross Street
London
EC1N 8UB

Proposal: Roof terrace management plan required by condition 7 of planning permission reference 2021/4246/P, dated 09/03/2022. (for: creation of 4th floor roof terrace)

Drawing Nos: Roof Terrace Management Plan - Johnson Gardens EC1N - Townhouse Building 5 St Cross Street (November 2022)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 7 of planning permission 2021/4246/P, dated 09/03/2022. The condition requires the submission of a management plan for the roof terrace, in order to ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance.

The submitted management plan notes that the terrace would not be accessible to the general public and would only be used between the hours of 8am and 9pm during the week and at no time during the weekend (which is in

accordance with the requirements of condition 8). It also notes that no amplified music or noises shall be played from the roof terrace and that the management company of the building shall provide neighbouring properties with contact information to enable contact from neighbours to the building, if required.

As such, the submitted details are sufficient to preserve neighbouring amenity and are in general accordance with Policy A1 and A4 of the Camden Local Plan 2017.

- 2 You are reminded that condition 6 (lighting strategy) of planning permission 2021/4246/P, dated 09/03/2022, still requires details to be submitted and approved.

Details relating to condition 4 (details of balustrade) have been submitted (application reference 2022/3699/P) and are pending determination.

Details relating to condition 5 (landscaping) have been submitted (application reference 2022/5559/P) and are pending determination.

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