

Mr Elie Osborne
4D Planning
3rd Floor
86-90 Paul Street
London
EC2A 4NE

Application Ref: **2015/6868/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

11 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 3
190 Drury Lane
London
WC2B 5QD

Proposal:
Extension of existing roof addition by enclosing the rear roof terrace.

Drawing Nos: Location Plan, Block Plan, Design & Access Statement, Planning Statement, Existing and Proposed Drawings A-02-00 Rev F, A-03-00 Rev F, A-0L-00 Rev F, A-0L-01 Rev F, A-0R-00 Rev F, A-0R-01 Rev F, A-76-00 Rev F & A-76-01 Rev F

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Location Plan, Block Plan, Design & Access Statement, Planning Statement, Existing and Proposed Drawings A-02-00 Rev C, A-03-00 Rev C, A-0L-00 Rev C, A-0L-01 Rev C, A-0R-00 Rev C, A-0R-01 Rev C, A-76-00 Rev C & A-76-01 Rev C

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission

The proposed rear roof extension enclosing an existing rear terrace, approximately 6.7sqm in area, is considered to acceptable to Camden planning policy. The height of the flat roof enclosure would be set 500mm below the ridgeline of the host property reflecting guidance in CPG1 regarding acceptable angles of rear roof slope elevations. Four full height window panels would be inserted into the rear elevation of the enclosure and overall the enclosure is not considered to overwhelm the rear of the property. Considering the lack of any prevailing fenestration character on the surrounding rear elevations and the fact the elevation is hidden from public views it is not considered harmful to the conservation area and host property in accordance with Policy DP24 and design guidance CPG1.

The modest size and location north of adjacent properties are not considered to result in harm to neighbouring amenity in accordance with Policy DP26 of the Development Plan Document. It is noted there would be a window on the side elevation of the extension, however the development would reduce the opportunity to overlook neighbouring residents given the terrace would be removed.

11 Neighbouring occupiers were consulted on the application and the Seven Dials CAAC, no objections have been received at the time of writing. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14,17, 56-66 and 125-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

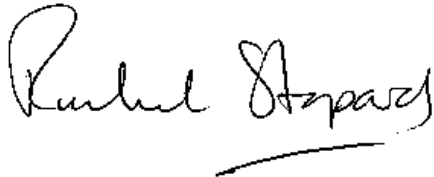
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Director of Culture & Environment