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Application Ref: **2012/0298/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

23 March 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Variation or Removal of Condition(s) Granted**

Address:

**Charles Dickens Museum**  
**48-49 Doughty Street**  
**London**  
**WC1N 2LF**

Proposal:

Minor material amendments to planning permission (2010/4727/P) granted 08/11/2010 (for the erection of a rear extension and associated external lift enclosure to No.49 at lower ground, ground, first and second floor levels of museum and ramp to front entrance (Class D1)) as variation to condition 3 (The development hereby permitted shall be carried out in accordance with the following approved plans) involving amendments to height, depth and fenestration of rear three storey extension.

Drawing Nos: Site location plan; 100C; 101A; 102A; 110A; 111A; 120A; 100 Rev E; 111 Rev B; 200 Rev N; 201 Rev M; 202 Rev M; 203 Rev G; 204 Rev H; 210 Rev F; 211 Rev G; 213 Rev K; 214 Rev I; 300 Rev B; 302 Rev C

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 the original permission dated 08/11/2010 (reference: 2010/4727/P).

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The windows on the side elevation of the extension hereby approved shall be obscure glazed and non-opening and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) 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: 100 Rev E; 111 Rev B; 200 Rev N; 201 Rev M; 202 Rev M; 203 Rev G; 204 Rev H; 210 Rev F; 211 Rev G; 213 Rev K; 214 Rev I; 300 Rev B; 302 Rev C

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

- 4 This permission is personal to the Charles Dickens Museum and shall endure for the period of their occupation only. On the Charles Dickens Museum vacating the premises the external works hereby approved (lift shaft, lift lobby and first floor disabled WC) shall be removed and the external fabric of the building shall be restored.

Reason: In recognition of the special circumstances of the applicant and to accord with policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours). and DP20 (improving access) of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and

development) and CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 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 2363).
- 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.
- 4 You are advised that with regard to condition 4 these works are likely to require a further application for listed building consent.

**Disclaimer**

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