

Mr. Hugh Cullum
Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Application Ref: **2014/7970/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

24 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 23
Three Cups Yard
Sandland Street
London
WC1R 4PZ

Proposal:

Extension and alteration to the existing glass link and insertion of a new casement window to the east elevation and a rooflight to the west roof.

Drawing Nos: OSP23 - P001; OSP23 - P002; OSP23 - P010; OSP23 - P011; OSP23 - P012; OSP23 - P013; OSP23 - P014; OSP23 - P015; OSP23 - P020B; OSP23 - P021B; OSP23 - P021B; OSP23 - P023B; OSP23 - P022B; OSP23 - P024B; OSP23 - P025B dated December 2014.

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:
OSP23 - P001; OSP23 - P002; OSP23 - P010; OSP23 - P011; OSP23 - P012;
OSP23 - P013; OSP23 - P014; OSP23 - P015; OSP23 - P020B; OSP23 - P021B;
OSP23 - P021B; OSP23 - P023B; OSP23 - P022B; OSP23 - P024B; OSP23 - P025B dated December 2014.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed conservatory link extension is modest and simple in size and form. Due to its proposed setback within the existing third floor outdoor terrace and its location, the extension will not be overtly visible from the street scene. The extension will match the design and form of the existing structure and retain a large proportion of useable outdoor amenity space.

The proposed extension will not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, or privacy given the location of neighbouring properties.

Whilst the development will create an additional structure at the upper roof level, it is not considered harmful to the character or appearance of the host building, street scene or the Bloomsbury Conservation Area. The extension is not visible from the street or wider conservation area and will be viewed as a simple roof extension in keeping with the existing walkway.

No objections have been received. The site's planning history was 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 s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 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 2011; and paragraphs 14, 17, 56 -66 and 126-141 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



Ed Watson
Director of Culture & Environment