

Mr Takuya Oura
McDowell+Benedetti
34-35 Hatton Garden
London
EC1N 8DX

Application Ref: **2014/4182/P**
Please ask for: **Alan Wito**
Telephone: 020 7974 **6392**

30 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
33 Lambs Conduit Street

London
WC1N 3NG

Proposal:

Variation of condition 3 (approved plans) of planning permission 2013/4095/P dated 14/01/2014 (for the excavation at basement level, erection of two storey rear extension and alterations to roof), namely to increase the size of the rear extension.

Drawing Nos: Superseded: (321.PL.) 004B, 005A, 006A, 007B, 009A, 010A, 013A,

Proposed: (321.PL.) 004F, 005B, 006B, 007C, 009B, 010B, 013B.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition 3 of approval 2013/4095/P shall be replaced by the following condition:

Condition 3-



The development hereby permitted shall be carried out in accordance with the following approved plans:
(321.PL.) 001, 002, 004F, 005B, 006B, 007C, 08, 009B, 010B, 011, 012, 013B, 014, 020, 021, 022, 023.

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

Informative(s):

1 Reason for granting permission:

The proposals involve a small enlargement to the area of the rear extension due to inaccuracies on the approved plans under reference 2013/4095/P. The approved plans showed an external fire escape but this did not meet current requirements in terms of its width or the depth of the treads. The proposals have been revised by removing the external stair and enlarging the extension. Whilst the extent of patio amenity space is slightly reduced, there would still be a sizable visual break between the original building and extension and it would avoid the requirement to clutter the rear façade of the original building with the escape stair. The enlarged extension is therefore considered acceptable in terms of its impact on the host listed building and the Conservation Area. There would be no impact on the amenity of adjoining occupiers.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

2 This approval under Section 73 of the 1990 Act, effectively varying the relevant condition of the previous planning permission, is subject otherwise to the same terms and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment