

Ms Maggie Toy  
Maggie Toy: Architectural Design  
60 Torbay Road  
London  
NW6 7DZ

Application Ref: **2015/0846/P**  
Please ask for: **Mandeep Chaggar**  
Telephone: 020 7974 **6057**

13 April 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:  
**50 Doughty Street**  
**London**  
**WC1N 2JS**

Proposal:

Variation of condition 3 of planning permission ref 2014/3082/P dated 09/07/14 (for alterations in connection with replacement of part roof to rear extension with retractable canopy, replacement of window with door to rear extension, installation of rear planter shelves, and replacement of rear side wooden fence with iron railings), namely to change the iron railings on one short section of the rear boundary to a brick wall.

Drawing Nos: Proposed Floor Plans (v4) Basement, 50.003.Proposed Floor Plans (v4) Ground Floor, 50.004.Proposed Floor Plans (v4) First Floor, 50.005.Proposed- Section A-A (v4) Basement, 50.006.Proposed- Section E-E (v4), 50.007.Proposed- Rear Elevation (v4) dated 11/11/14, 50.008.Proposed- Section B-B (v4), 50.009.Proposed-Section C-C (v4) and 50.010.Proposed-Section D-D (v3).

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 2014/3082/P dated 9 July 2014).

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Condition 3 of the planning permission ref 2014/3082/P granted on 09/07/2014 shall be replaced by the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- Proposed Floor Plans (v4) Basement, 50.003. Proposed Floor Plans (v4) Ground Floor, 50.004. Proposed Floor Plans (v4) First Floor, 50.005. Proposed- Section A-A (v4) Basement, 50.006. Proposed- Section E-E (v4), 50.007. Proposed- Rear Elevation (v4) dated 11/11/14, 50.008. Proposed- Section B-B (v4), 50.009. Proposed-Section C-C (v4) and 50.010. Proposed-Section D-D (v3).

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

- 4 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new doors (French doors and Juliette balcony) at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

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Informative(s):

1 Reasons for granting permission.

The proposed amendment to the approved extension involves alterations to a side wall within the rear garden. The approved boundary wall was a dwarf brick wall with railings and the proposal would be of the same height but constructed solely out of brick. As such, the amendment would result in a wall that would match the existing boundary wall on the adjacent boundary, would be minor in nature and not visible from the public realm.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 09/07/2014 under reference number 2014/3082/P. In the context of the permitted scheme, it is not considered that the amendment would have a material effect on the approved development, or impact for nearby occupiers.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

2 This approval under Section 73 of the 1990 Act, varying condition 3 of the previous planning permission, is subject otherwise to the same terms, drawings, conditions and obligations 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).

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 Noise and Licensing Enforcement Team, 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 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).

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