

Mr. David Green
MR Partnership
41 Foley Street
London
W1W 7TS

Application Ref: **2015/1777/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

11 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
137 Euston Road
London
NW1 2AA

Proposal:
Variation of condition 3 (approved plans) of planning permission 2014/3390/P dated 06/05/14 (for the replacement of front elevation windows with double glazed windows and insertion of new doors and balustrade at sixth floor level in connection with creation of terrace) namely to revert back to the pre-existing window height.

Drawing Nos:
Superseded: 2925: -062; -071

Proposed: 2925: -062 Rev A; 071 Rev A

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 no 3 of planning permission granted on 06/05/14 under reference number 2014/3390/P shall be replaced with the following



condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 2925: -052; 050 (Site location plan); -051; -054; -053; 2925: -061; -072; -070; -064; -063; -075; -062 Rev A; 071 Rev A

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

Informative(s):

1 Reasons for granting permission.

Planning permission was previously granted for enlarged window openings (ref: 2014/3390/P). The applicant does not wish to implement this element of the permission as the spandrel panels below the existing windows are structural. The applicant therefore proposes to reduce the height of the windows so that they would revert to the same height as pre-existing. The spandrel panels on the existing building are finished in render. It is proposed to repaint these. This element of the works would fall within permitted development. The detailed design of the windows (with a vertical emphasis) would be very similar to the approved windows. The proposed revision would not significantly alter the appearance of the building and would be sympathetic to the host property and the conservation area.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 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, drawings, conditions (and obligations where applicable) 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