

Mr Tim Blackwell
MWA
28. Margaret St
London
W1W 9RZ

Application Ref: **2014/1068/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

20 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
20A John Street
London
WC1N 2DR

Proposal:

Variation to condition 9 (approved plans) to planning permission 2013/1479/P granted on 09/10/2013 for Change of use of office (Class B1) to residential (Class C3) to create 5 flats and 1 mews house and internal and external alteration to the building, namely lowering of part of basement floor level by c. 500mm, alteration to doorways at second floor level, installation of access hatch at first floor level and alteration to mews rooflight.

Drawing Nos: P_01 Rev; P_02 Rev D; P_03 Rev C; P_04 Rev D; P_05 Rev A; Rev C; P_06 Rev C; P_07 Rev B; P_10 Rev D; P_11 Rev D; P_13 Rev A; P_14 Rev B; P_15 Rev D; Design and Access Statement by Marek Wojciechowski Architects dated February 2013; Sunlight & Daylight Report by CHP Surveyors Limited dated 11th March 2013; BREEAM Assessment by Eight Associates dated 06.13.2013 (Ref: E510-PrelimAssessment-1303-06ch.doc); Energy Assessment by Eight Associates dated 06.03.2013 (Ref: E459-Energy-1303-06ch.doc; Loss of employment statement by Montagu Evans dated March 2013; Structural methodology report by Barrett Mahony Consulting Engineers (Ref: L13.729)

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 Condition 3 of planning permission granted on 02/07/2014 under reference number 2014/2534/P 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: P_01 Rev; P_02 Rev D; P_03 Rev C; P_04 Rev D; P_05 Rev A; Rev C; P_06 Rev C; P_07 Rev B; P_10 Rev D; P_11 Rev D; P_13 Rev A; P_14 Rev B; P_15 Rev D; Design and Access Statement by Marek Wojciechowski Architects dated February 2013; Sunlight & Daylight Report by CHP Surveyors Limited dated 11th March 2013; BREEAM Assessment by Eight Associates dated 06.13.2013 (Ref: E510-PrelimAssessment-1303-06ch.doc); Energy Assessment by Eight Associates dated 06.03.2013 (Ref: E459-Energy-1303-06ch.doc; Loss of employment statement by Montagu Evans dated March 2013; Structural methodology report by Barrett Mahony Consulting Engineers (Ref: L13.729)

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

Informative(s):

- 1 Reason for granting permission:

The approved alterations would be minor in nature and would not be significantly different to those approved under application 2013/1479/P. The resulting development would be high in design quality and would be appropriate to this Listed Building. The visual impact of the alterations has been fully considered in granting planning permission, having special regard to the desirability of preserving or enhancing the character and appearance of the Bloomsbury Conservation Area and the special interest of this listed building, in accordance with sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal was considered not to have any impact upon the amenity of neighbouring residents in terms of outlook, privacy or loss of light. No objections were received as a result of neighbour notification in relation to this application. The site's planning history was taken into account when coming to this decision.

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 and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

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