

Mr Chris Hicks  
CgMs  
140 London Wall  
London  
EC2Y 5DN

Application Ref: **2015/3438/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

24 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**3-6 Long Yard  
London  
WC1N 3LU**

Proposal: Details required by Condition 5 (windows and doors), Condition 6 (hard and soft landscaping) and Condition 7 (secure and covered cycle storage) of planning permission 2014/0439/P dated 10/12/2014 (Demolition of 6 Long Yard and redevelopment with 1 x 3 bedroom mews house, with roof and rear elevational alterations to 3-5 Long Yard)

Drawing Nos: 14-109\_400B- Proposed elevations; 14-109\_705- External details - Entrance double door; 14-109\_706- External details - 4-5 Long Yard door blank; 14-109\_707- External details - Traditional style window; 14-109\_708- External details - 4-5 Long Yard first floor door; 14-109\_709- 4-5 Long Yard double door; 14-109\_710- External details - Timber casement door & window; 14-109\_711- External details - Timber panel door & roller shutter; 14-109\_712- External details - 4-5 Long Yard first floor door Blank; 14-109\_713- External details - 4-5 Long Yard dormer window; 14-109\_714- External details - Feature fin window; 14-109\_715- External details - 6 Long Yard front door; 14-109\_716- External details - 6 Long Yard traditional style Window; 14-109\_717- External details - Double and single casement Windows; 14-109\_718- External details - Bike store door; 14-109\_719 Rev B - Proposed covered bike store plans, 14-109\_720 Rev A Proposed - Covered bike store elevation & section.



Informative(s):

1 Reasons for granting permission.

In relation to Condition 5, the detailed design and materials of the new windows and doors are considered to be appropriate and of high quality. The window proportions are in keeping with those characteristic of the conservation area. As such the proposal is considered to preserve and enhance the character and appearance of the host building and Bloomsbury Conservation Area. The details are considered sufficient to satisfy the requirements of condition 5.

In relation to Condition 6, the detailed design of hard and soft landscaping and means of enclosure of all un-built and open areas is considered appropriate in extent, size, material and detailed design. The proposal is considered to preserve and enhance the character and appearance of the host building and Bloomsbury Conservation Area. The details are considered sufficient to satisfy the requirements of condition 6.

In relation to Condition 7, details of a secured and covered cycle storage area for 2 (residential) and 5 (commercial) spaces has been provided and would meet the Council's cycle storage standards. The details are considered sufficient to satisfy the requirements of condition 7.

No objections have been received prior to making this decision. The sites 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 details are in general accordance with policy CS5, CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP17, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.9 and 6.13 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 29-30, 56-66 and 126-141 of the National Planning Policy Framework.

2 You are reminded that condition 4 planning permission 2014/0439/P dated 10/12/2014 is outstanding and requires details to be submitted and approved.

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