

Ms Caroline McIntosh  
Architecture for London  
82-84 Clerkenwell Road  
London  
EC1M 5RF

Application Ref: **2015/0849/P**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

9 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**23 Conway Street**  
**London**  
**W1T 6BW**

Proposal: Alterations to windows and doors and erection of rear extension

Drawing Nos: 101, 102, 103 Rev B, 104 Rev B, 105 Rev B, 106 Rev B, 107 Rev B, 108 Rev B, 109 Rev B, 110 Rev B, 111 Rev B, 112 Rev B, 113 Rev B, 114 Rev B, 115 Rev B, 116 Rev B, 117 Rev B, 118 Rev B.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
101, 102, 103 Rev B, 104 Rev B, 105 Rev B, 106 Rev B, 107 Rev B, 108 Rev B, 109 Rev B, 110 Rev B, 111 Rev B, 112 Rev B, 113 Rev B, 114 Rev B, 115 Rev B, 116 Rev B, 117 Rev B, 118 Rev B.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals include demolition of the existing rear addition and rebuilding it with a similar sized extension but with a more contemporary appearance. As the current rear extension lacks period character, this is considered acceptable. The parapet is to be built up to create a more rectilinear form, with an oak framed double glazed door and adjacent fixed double glazed frameless panel in the rear elevation. A high level timber framed window is to be incorporated into the side elevation. Although these are distinctly contemporary elements the overall effect is one of enhancement and a clear, but sympathetic juxtaposition with the Georgian character of the remainder of the rear elevation.

The proposed enlarged L-shaped extension at lower and upper ground floor level is considered to be an acceptable design, size and footprint. The new external walls to the rear addition will be brick with a white paint finish similar to the existing external walls to the rear and rear side to new parapets will be facing bricks to match existing. The alterations to the doors and windows are considered to be of a sympathetic design and to enhance the character of the listed building and its setting in the Fitzroy Square Conservation Area. A similar scheme was consented at number at 33 Conway Street in 2012 leaving a similarly sized lightwell. The reduced lightwell would not harm the setting of the listed building or Conservation Area and overall the pre-existing 'L' shape form of the rear addition would be retained although increased in scale. Rear extensions already dominate the pattern of development at the rear of Conway Street.

The proposal will extend the existing L-shaped rear extension at lower and upper ground level by infilling further an existing light-well. While the lightwell at ground level and internal courtyard at lower ground level will be reduced in size by 5.6m as a result of the rear extension it would be below existing boundary walls and

therefore would not detrimentally affect adjoining properties in terms of loss of light.

A site notice was displayed between 13/03/2015 to 03/04/2015 and the application was advertised in the local newspaper between 19/03/2015 to 09/04/2015. One objection has been received from an adjoining occupier regarding concerns from construction works and loss of light. This objection and the site history have been duly taken into account prior to making a decision.

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

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 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).
- 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 Compliance and Enforcement team [Regulatory Services], 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.

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', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment