

Mr Simon Clark  
SC : A  
19 Mundania Court  
Forest Hill Road  
London  
SE22 0NQ

Application Ref: **2015/3384/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

27 August 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**52 Lamb's Conduit Street**  
**London**  
**WC1N 3LL**

Proposal:  
Amendment of planning permission 2014/5599/P dated 27/11/2014 for 'mansard roof extension and dormer window to north facing roof slope to increase internal head height and facilitate a mezzanine space' namely replacement of rear window with French doors at 3rd floor level.

Drawing Nos: 1402: 002 B; 001 B; 003 B; 004 B; 005 B; 007 E; 008 E; 011 B; 009 G; 006 G.

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 policy 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: 1402: 002 B; 001 B; 003 B; 004 B; 005 B; 007 E; 008 E; 011 B; 009 G; 006 G.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought to replace the rear sash window with French doors at 3rd floor level. The French doors would open outwards with an internal balustrade. The replacement French doors would not respect the hierarchy of windows which decrease in size with building height. However the rear elevation is not visible from street level and the public realm. The proposed alteration would be visible from the side windows of 17 Rugby Street and would also be visible from a distance, from the top floor of 23 Great James Street. Given the limited private views of the property, the proposed high level French doors would be acceptable. The proposal has been revised to remove the rooflight which would have resulted in a cluttered roofscape.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection has been received and been duly addressed 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 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



Ed Watson  
Director of Culture & Environment