

Mr Joe Wright
Joe Wright Architects Ltd
14 Manchester Road
South Tottenham
London
N15 6HP

Application Ref: **2015/3719/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

18 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
8 Laystall Street
London
EC1R 4PA

Proposal:
Variation of condition 3 (approved drawings) and removal of condition 4 (privacy screen) of planning permission (2014/5112/P) dated 18/11/2014 for "erection of mansard roof extension plus new roof terrace at third floor level, including infill extension as replacement for roof terrace at rear first floor level; and alterations to front elevation ground floor level"; namely the erection of glazed roof extension as replacement for rear roof terrace; high-level window 2nd floor bathroom; removal of chimney stack.

Drawing Nos: Superseded: 1303-01_PL_101_RevA; 1303-01_PL_102_RevA; 1303-01_PL_103_RevA;

Approved: 1303-01_PL_101 RevC; 1303-01_PL_102 RevC; 1303-01_PL_103 RevC;
Design & Access Statement, Revision A, 29/06/2015.

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 18/11/2014 under reference number 2014/5112/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 [Location plan; 1303-01_PL001; 1303-01_PL_002; 1303-01_PL_003; 1303-01_PL_101 Rev C; 1303-01_PL_102 Rev C; 1303-01_PL_103 Rev C; Design & Access Statement, Revision A, 29/06/2015.]

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

Informative(s):

- 1 Reasons for granting permission.

Proposed amendments are: 1] in-fill part glazed extension including openable window plus rooflight as replacement of roof terrace; build up party wall (no.10); 2] new high-level window 2nd floor bathroom, 3] removal of chimney stack; 4] removal of condition 4 (privacy screen).

The proposed rear glazed roof extension referred to above is considered acceptable in that the mansard type roof form is retained as originally approved and would not be compromised by the contemporary design and use of materials. Whilst the front of the mansard roof is visible from the public realm it is obscured from view at the rear by the taller neighbouring buildings. The replacement rear extension would exclude the need for the privacy screen and therefore removal of condition 4 is acceptable. As proposed the extension plus the associated alterations are subordinate in scale and design; and preserve the character of the host building and the conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 18/11/2014 under reference number 2014/5112/P. In the context of the permitted scheme, it is considered that the amendments would not have any further impact the building, street scene and Conservation Area or on nearby occupiers.

No objections have been raised in relation to the application. The application site's planning history and relevant appeal decisions were 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 (CA's) 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 7.2, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 18 November 2014 reference 2014/5112/P and is bound by all the conditions and obligations attached to that permission.
- 3 There are no outstanding conditions to be discharged.

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