

DP9
100 Pall Mall
London
SW1Y 5NQApplication Ref: **2015/6254/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

17 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**Calthorpe House
15 - 20 Phoenix Place
London
WC1X 0DA**

Proposal:

Variation of Condition 2 (approved plans) of planning permission 2012/1897/P dated 25/06/2012 (for change of use from offices (Class B1) to a new British Postal Museum and Archive (Class D1) with ancillary bar/café facilities and associated extensions and alterations to the building) to increase the size of consented windows on the existing building; changes to the front elevation of the extension; the provision of an integral gate within the extension and a canopy over the internal courtyard.

Drawing Nos:

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.2 of planning permission 2012/1897/P shall be replaced with the following condition:



REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 1625/P/008A; 1625/P/409B; 1625/SU/001A; -002A; -003A; -004A; -100A; -101A; -102A; -310; -311; -313; -316; 1625/P/400B; -401B; -402B; -403B; 1625/P/001K; -002H; -003H; -200B; -201B; -113B; Planning Statement, DP9, March 2012; Daylight and Sunlight Report, GIA, 9th March 2012 ref 4559; 4559-59-15a ADF results; Daylight/Sunlight window location; Noise Assessment, Max Fordham, February 2012; BREEAM pre assessment, Max Fordham, March 2012; Environmental Statement, Max Fordham, February 2012; Delivery and Servicing Statement, SKM Colin Buchanan, March 2012 ref VN40355; Ecology Scoping Survey, The Ecology Consultancy, 22 February 2012 ref 111138; Design and Access Statement, Feilden Clegg Bradley Studios, March 2012; DP9 email 23 May 2012 entitled RE: BPMA 2012/1897/P.

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

Informative(s):

1 Reasons for granting permission.

The proposed changes to the approved drawings include the increasing in size of windows on the front elevation of the existing building; changes to the front elevation of the side extension; a canopy over the internal courtyard and the retention of part of an existing parapet and railings on the northern elevation of the existing building.

Changes would be made to the front elevation of the existing building. The cills of the ground floor windows would be lowered and panels would be introduced into the upper level windows. It is considered that the minor alterations to the fenestration details would be acceptable as they would further enhance the appearance of the front elevation.

Amendments to the single storey side extension are proposed on the front elevation. The approved 5 openings would be reduced to 2 larger openings and 3 slots. An integral gate is also proposed. Overall, the changes are considered to improve the appearance of extension which fronts the street.

A canopy with a steel supporting structure and clad in a translucent polycarbonate sheeting is proposed over the courtyard to the side of the building. It would be a lightweight structure that is sympathetic and subordinate to the host building. Due to its height being below existing and proposed boundary treatment, the structure would not be visible from within surrounding properties or the public realm.

Metal railings on the northern elevation would be retained and the existing parapet of the building would be lowered. Given the location of these elements and that they are existing it is not considered that they would detract from the appearance of the host building. Furthermore, the retained parapet would conceal PV panels on the roof.

Due to the nature and scale of the proposal and the considerations above, a significant level of harm would not result to any of the surrounding occupiers by way of a loss of light or outlook over the approved scheme.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 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 March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 56-68 of the National Planning Policy Framework.

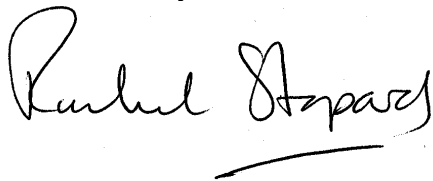
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment