

Ms Elinoar Haseen
21 Stanhope Road
London
N6 5AW

Application Ref: **2015/0102/P**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **6552**

2 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Greville Place
London
NW6 5JP

Proposal: Installation of round window on rear elevation of existing studio.

Drawing Nos:

OS Site Location plan; Heritage Statement dated February 10th 2016; Design and Access Statement dated February 10th 2016; Drawing Nos. prefix 3A GRE /L100; S100; S101; S102; S103; S200; S301; S302; S303; PL101; PL102B; PL103B; PL200B; PL301B; PL302B; PL303B; Structural drawing 8762-01B.

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 :

OS Site Location plan; Heritage Statement dated February 10th 2016; Design and Access Statement dated February 10th 2016; Drawing Nos. prefix 3A GRE /L100; S100; S101; S102; S103; S200; S301; S302; S303; PL101; PL102B; PL103B; PL200B; PL301B; PL302B; PL303B; Structural drawing 8762-01B.

Reason:

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

Informative(s):

- 1 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, 2nd Floor, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).
- 2 Reasons for granting planning permission:

This application concerns alterations to the grade II listed, purpose built studio located within the garden of No. 3 Greville Place. No. 3 Greville Place and the studio were the former home of the eminent painter, Sir Frank Dicksee PRA (1853-1925).

The proposals involve internal modifications to form usable space within the roof and includes the introduction of a small round window in the gable end overlooking the garden. The introduction of the round window is considered to be appropriately designed and positioned, and due to its location, will not have an adverse impact on the appearance and character of the purpose built studio building nor on the wider setting of No. 3 Greville Place.

The site's planning history was taken into account when coming to this decision. No objections were received as a result of public consultation.

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.

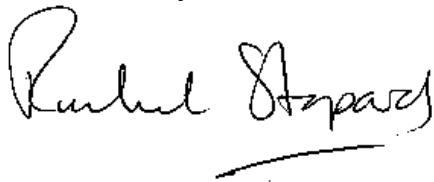
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development 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.

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