

SHH Architects
1 Vencourt Place Ravenscourt Park
London W6 9NU
United Kingdom

Application Ref: **2016/1454/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

29 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**5 Rosslyn Mews
London
NW3 1NN**

Proposal:

Variation of Condition 4 (approved plans) of planning permission 2014/7873/P dated 22/07/2015 (for Alterations at roof level including the creation of a terrace and amendments to the elevations of the building); changes include the omission of the roof stair enclosure, alterations to the oriel bay window and other associated internal and external modifications to the building including changes to fenestration.

Drawing Nos: Approved Plans: (829)SHH000_PL01 Rev 19/04/16; (829)SHH023_PL02 Rev 19/04/16; (829)SHH022_PL02 Rev 19/04/16; (829)SHH026_PL02 Rev 19/04/16; (829)SHH029_PL01; (829)SHH030_PL01; (829)SHH028.1_PL01; (829)SHH028_PL01; (829)SHH027_PL01; 1406-0400-AP-004; (829)SHH025.1_PL01; (829)SHH025_PL01; (829)SHH024.1_PL01; (829)SHH024_PL01; (829)SHH021_PL01; (829)SHH020_PL01 and cover letter dated 15/03/2016 (ref: 03.01 20160315 PN-LPA Minor Material Amendments Cover Letter).

Superseded Plans: 1406-0100-AP-000_PL01; 1406-0200-AP-001_PL04; 1406-0200-AP-002_PL03; 1406-0200-AP-003_PL03; 1406-0200-AP-004_PL04; 1406-0300-AP-001_PL04; 1406-0300-AP-002_PL03; 1406-0300-AP-003_PL05; 1406-0400-AP-



001_PL05; 1406-0400-AP-002_PL04 and 1406-0400-AP-003_PL04.

The Council has considered your application and decided to grant permission.

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.4 of planning permission 2014/7873/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The development hereby permitted shall be carried out in accordance with the following approved plans: (1406-0100-AP-)001_PL01; 002_PL01; 003_PL01; 004_PL01; 005_PL01; 006_PL01; 007_PL01 and 008_PL01, 1406-0200-AP-005_PL04, 1406-0400-AP-004_PL04, (829)SHH000_PL01 Rev 19/04/16; (829)SHH023_PL02 Rev 19/04/16; (829)SHH022_PL02 Rev 19/04/16; (829)SHH026_PL02 Rev 19/04/16; (829)SHH029_PL01; (829)SHH030_PL01; (829)SHH028.1_PL01; (829)SHH028_PL01; (829)SHH027_PL01; 1406-0400-AP-004; (829)SHH025.1_PL01; (829)SHH025_PL01; (829)SHH024.1_PL01; (829)SHH024_PL01; (829)SHH021_PL01; (829)SHH020_PL01; Indicative Daylight and Sunlight Review (9304/KF/250615) dated 25/06/2015 and cover letter dated 15/03/2016 (ref: 03.01 20160315 PN-LPA Minor Material Amendments Cover Letter).

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

Informative(s):

- 1 Reasons for granting permission.

The proposed changes include the omission of windows on the front elevation (facing residential properties); additional windows on the rear elevation fronting the church courtyard; rationalisation of the other fenestration; removal of the stair enclosure at roof level and alterations to the roof terrace.

Overall the proposed external changes are considered to preserve the modernist look of the house as well as improve on the appearance of the previous permission. The removal of the stair structure in particular would be an enhancement of the scheme by reducing the massing at roof level. The proposals are considered to preserve and enhance the character and appearance of the conservation area and the setting of adjacent listed buildings.

The reduction in built form would result in the proposal having less of an impact on neighbouring occupiers in terms of outlook and loss of daylight/sunlight. A number of improvements have been made to the approved scheme to reduce opportunities for overlooking and a loss of privacy. This includes the removal of windows on the front elevation, more details on the roof plan to restrict the use of the green roof and the second floor side window (which currently serves a residential flat) would

be obscurely glazed and designed so that it can only tilt inwards for ventilation.

Two objections have been received from local residents regarding loss light, overlooking and noise disturbance. The objections have been given due consideration as part of assessing this scheme and coming to this decision. The 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, 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 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

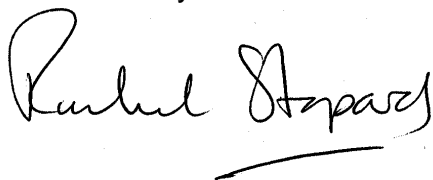
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period 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 Supporting Communities