

Mr Hugh Cullum
Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Application Ref: **2016/1450/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

9 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Three Cups Yard
23 Sandland Street
London
WC1R 4PZ

Proposal:
Variation of condition 3 (approved plans) of planning permission 2014/7970/P dated 24/03/2015 (for the extension and alteration to the existing glass link and insertion of a new casement window to the east elevation and a rooflight to the west roof), namely to remove 2 x existing rooflights and install 3 x new conservation rooflights.

Drawing Nos: Superseded drawing: OSP23-P022(B)

Replacement drawing: OSP23-P022(C)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 3 of planning permission granted on 24/03/2015 under reference number



2014/7970/P shall be replaced by the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: OSP23 - P001; OSP23 - P002; OSP23 - P010; OSP23 - P011; OSP23 - P012; OSP23 - P013; OSP23 - P014; OSP23 - P015; OSP23 - P020B; OSP23 - P021B; OSP23 - P021B; OSP23 - P023B; OSP23 - P022C; OSP23 - P024B; OSP23 - P025B dated December 2014.

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

Informative(s):

1 Reasons for granting permission:

The proposed alterations are considered very minor in nature and would not harm the character and appearance of the host building or the wider Bloomsbury Conservation Area. The proposal involves changes to the size and position of the 2 existing rooflights and the installation of 1 x additional slightly larger rooflight. The proposed rooflights would be fitted in a similar location to those removed and would be conservation-style, fitted flush with the roofslope.

Due to the location and nature of the works, they are not considered to impact on neighbouring amenity in terms of a loss of light, outlook or privacy.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 2016, and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

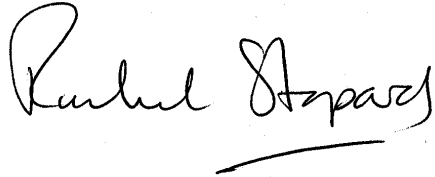
2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing 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 the name.

Rachel Stopard
Director of Supporting Communities