

Mr. Antony Pleasants
Bowman Riley Architects
2nd Floor
2 Sycamore Street
London
EC1Y 0SF

Application Ref: **2015/6704/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

11 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 John Street
London
WC1N 2EB

Proposal:

Enlarge first and second floor rear closet wing, alter infill rear basement and ground floor levels and install balustrade to existing rear extension to provide terrace.

Drawing Nos: P(000)001 Site Plan; P(000)002 Existing Floor plans - basement ground first floor; P(000)003 Existing Floor plans - second third floor; P(000)004 Revision C Alteration floor plans - basement ground first floor; P(000)005 Revision B Alteration floor plans - second third floor ; P(000)006 Revision E Proposed plans - basement ground first floor; P(000)007 Revision D Proposed plans - second third floor; P(000)020 Proposed drainage plans - basement ground first floor; P(000)007 Proposed drainage plans - second third floor; P(000)008 Revision A Existing Elevations; P(000)009 Revision B Proposed Elevations; P(000)010 Revision A Alteration Section A-A; P(000)011 Alteration Section B-B; P(000)012 Revision A Alteration Section C-C; P(000)013 Revision B Proposed Section A-A; P(000)014 Revision A Proposed Section B-B; P(000)015 Revision A Proposed Section C-C.

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 [P(000)001 Site Plan; P(000)002 Existing Floor plans - basement ground first floor; P(000)003 Existing Floor plans - second third floor; P(000)004 Revision C Alteration floor plans - basement ground first floor; P(000)005 Revision B Alteration floor plans - second third floor ; P(000)006 Revision E Proposed plans - basement ground first floor; P(000)007 Revision D Proposed plans - second third floor; P(000)020 Proposed drainage plans - basement ground first floor; P(000)007 Proposed drainage plans - second third floor; P(000)008 Revision A Existing Elevations; P(000)009 Revision B Proposed Elevations; P(000)010 Revision A Alteration Section A-A; P(000)011 Alteration Section B-B; P(000)012 Revision A Alteration Section C-C; P(000)013 Revision B Proposed Section A-A; P(000)014 Revision A Proposed Section B-B; P(000)015 Revision A Proposed Section C-C.]

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

Informative(s):

- 1 Reasons for granting permission

The erection of a 2 storey closet wing extension to the rear at first floor level, by virtue of its size, terminating height and limited depth, is considered acceptable and represents a subordinate extension to the original building. The use of matching stock brick, the alignment and detailed design of fenestration therein, adds to the sympathetic appearance.

The creation of a lightwell at lower and ground floor level would amend a non-original addition. The nature of the alteration would maintain the appearance of the existing extension, whilst a partial element of its roof, located against the original

rear elevation, would be removed to create the lightwell. In this instance the proposal would be acceptable.

The installation of railings along the perimeter of the rear ground floor level terrace would represent a lightweight and limited addition.

Within this context, the proposed alterations are considerate appropriate to the character and appearance of the special architectural or historic interest of the building and the surrounding conservation area.

The erection of the rear 2 storey extension, by virtue of its depth and orientation, would not result in any greater harm to the amenity of any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The creation of a roof terrace could result in an increase in overlooking to adjoining residential occupiers; therefore 'fin-type' railings along its perimeter shall mitigate this matter specifically.

One objection has been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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 2013.

As such, the proposed development is in general accordance with policies CS5, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 DP26 and DP28 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, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the

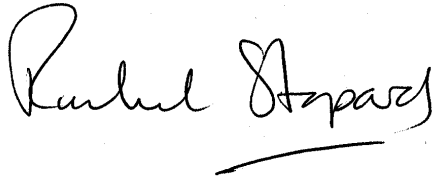
London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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