

Ms Caroline McIntosh  
Architecture for London  
82-84 Clerkenwell Road  
London  
EC1M 5RF

Application Ref: **2015/6663/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

20 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**23 Conway Street**  
**London**  
**W1T 6BW**

#### **Proposal:**

Variation of condition 3 (approved plans) of planning permission 2015/0849/P dated 09/07/15 (for alterations to windows and doors and erection of rear extension) namely to re-build the rear extension, install a box rooflight on the first floor roof terrace with timber privacy fence, remove the existing ground floor slab of rear extension, install revised fenestration details and form a new ground floor slab at lower ground level.

#### **Drawing Nos: Superseded Plans:**

101, 102, 103 Rev B, 104 Rev B, 105 Rev B, 106 Rev B, 107 Rev B, 108 Rev B, 109 Rev B, 110 Rev B, 111 Rev B, 112 Rev B, 113 Rev B, 114 Rev B, 115 Rev B, 116 Rev B, 117 Rev B, 118 Rev B.

#### **Revised Plans:**

Design, Access and Heritage Statement, 101, 102, PL-217, PL-203 Revision A, PL-204 Revision A, PL-205 Revision A, PL-206 Revision A, PL-207 Revision A, PL-208 Revision A, PL-209 Revision A, PL-210 Revision A, PL-211 Revision A, PL-212 Revision A, PL-213 Revision A and PL-214 Revision A.



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.3 of planning permission 2015/6663/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 3**

The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access and Heritage Statement, 101, 102, PL-217, PL-203 Revision A, PL-204 Revision A, PL-205 Revision A, PL-206 Revision A, PL-207 Revision A, PL-208 Revision A, PL-209 Revision A, PL-210 Revision A, PL-211 Revision A, PL-212 Revision A, PL-213 Revision A and PL-214 Revision A.

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

Informative(s):

- 1 Reasons for granting approval:

The proposed amendment to the approved scheme, namely the re-build of the rear extension, box rooflight on the first floor roof terrace with timber privacy fence and revised fenestration details would not significantly alter the appearance of the building due to the location in the rear elevation and nor would it have any impact on amenity for neighbouring properties.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 07/09/2015 under reference number 2015/0849/P. In the context of the permitted scheme, it is considered that the amendment would have a minor material effect on the approved development.

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.

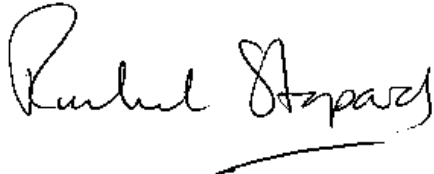
- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 09/07/2015 under reference number 2015/0849/P and is bound by all the conditions attached to that permission.

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