

HMDW Architects Ltd
HMDW Architects Ltd
16 Swains Lane
London
N6 6QS

Application Ref: **2016/1478/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

26 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**All Hallows Church
Savernake Rd
London
NW3 2LD**

Proposal:

Variation of condition 8 (approved drawings) of planning permission 2013/4184/P dated 21/11/2013 (for erection of single-storey annex extension and landscaping works); namely reduction of size of extension and retention of approved form and materials.

Drawing Nos: Superseded: 344.01.11 Rev B; 344.01.12 Rev C; 344.01.14; 344.01.15 Rev A;

Approved: Location Plan; 344-01-01; 344-01-02; 344-01-03; 344-01-04; 344-01-11 Rev D; 344-01-104 12 Rev E; 344-01-104-13; 344-01-22 Rev D; 344-01-104; 344-01-30 Rev A; 344-01-31 Rev A; 344-01- 32 Rev A; Design and access statement by HMDW Architects Ltd; Heritage statement by HMWD Architects Ltd; Statement of need by Nicholas Weedon dated June 2013; Consultation statement by HMWD Architects Ltd; specification for woodscape bollard



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.8 of planning permission 2013/4184/P shall be replaced with the following condition:

REPLACEMENT CONDITION 8

The development hereby permitted shall be carried out in accordance with the following approved plans- [Location Plan; 344-01-01; 344-01-02; 344-01-03; 344-01-04; 344-01-11 Rev D; 344-01-104 12 Rev E; 344-01-104-13; 344-01-22 Rev D; 344-01-104; 344-01-30 Rev A; 344-01-31 Rev A; 344-01- 32 Rev A; Design and access statement by HMDW Architects Ltd; Heritage statement by HMWD Architects Ltd; Statement of need by Nicholas Weedon dated June 2013; Consultation statement by HMWD Architects Ltd; specification for woodscape bollard].

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

Informative(s):

- 1 Reasons for granting permission.

Proposed amendments are: Size of extension to be reduced, retention of approved form and materials.

The revised single-storey annex building would reduce in depth to 13m and setback 10.0m from the front elevation of the church building and the neighbouring house at no. 56 Shirlock Road. It also retains its extant approved height (4.4m) and width (6m) plus use of materials; (roof - single ply membrane, grey-green colour; parapet capping, front - the sloping fascias to the side will be in pre-patinated zinc and render - self-coloured to match the church and stock brick of the adjoining houses). The revised scheme is an improvement on the previously consented scheme due to the reduction in footprint and overall size and the omission of a doorway punctured in the external envelope of the grade II* listed building meaning the retention of historic fabric. The impact on the conservation area is also reduced. The scheme does not cause harm to the special interest of the grade II* listed building and preserves and enhances the character and appearance of the Mansfield Conservation Area.

Amenity - The principle of the use of the annex building and its impact on neighbouring occupiers has already been established; and the extant approved scheme includes conditions to mitigate against negative harm. The reduced building size would not cause any additional harm and is considered acceptable.

Other Matters: Hard and soft landscaping works are proposed in the revised scheme to complement the extant approved scheme; and the extant landscape works remains largely unaltered. Similarly, there are no changes to the cycle

parking provision as originally approved.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 13/11/2013 under reference number 2013/4184/P. In the context of the permitted scheme, it is considered that the amendments would not have any further impact the building, street scene and Conservation Area or on nearby occupiers.

No objections have been raised and 1 letter of support was received in relation to the application. The application 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 the listed building and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and 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 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 the London Plan March and the National Planning Policy Framework.

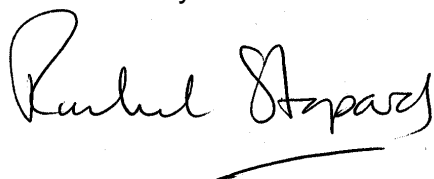
- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 13th November 2013 reference 2013/4148/P and is bound by all the conditions and obligations 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



Rachel Stopard
Executive Director Supporting Communities

