

William Heritage
Heritage Design
17 St Mary's Road
Fillongley Coventry
Warwickshire
CV7 8EY

Application Ref: **2016/1349/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

5 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
9 Chenies Street
London
WC1E 7ET

Proposal:

Variation of condition 3 (approved drawings) pursuant to planning permission granted on the 13/08/2015 (ref 2015/3175/P for the replacement all windows with timber frames and alterations to convert the windows to sash style across all elevations) to allow the change of four windows on the rear elevation marked "M" to be altered to timber casement windows. Drawing Nos: AW Kinward sections, AW HATHAWAY ASSY (Rev A), Location Plan, Photographs, Site Plan, 0515/423-01, 0515/423-02, 0515/423-03, 0515/423-04 Rev A, 0515/423-05 & 0515/423-06 Rev A

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

Condition(s) and Reason(s):

- 1 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 Condition 3 of the planning permission granted on 01/03/2016 under reference number 2015/5761/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 AW Kinward sections, AW HATHAWAY ASSY (Rev A), Location Plan, Photographs, Site Plan, 0515/423-01. 0515/423-02, 0515/423-03, 0515/423-04 Rev A, 0515/423-05 & 0515/423-06 Rev A

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

Informative(s):

- 1 Reason for granting permission

The proposed window alteration from a timber sash to a timber casement window, marked "M" on the third and fourth floors of the rear elevation (elevation marked "D" on the approved plans), is not considered to result in additional harm to the character to the host property or Bloomsbury Conservation area. The Building is categorised as providing a positive contribution to the conservation area, however the proposed window alterations impact four windows located on the rear elevation (windows marked "M") are hidden from the street scene and not considered to be harm the positive contribution of the building. The alterations to the windows would not harm amenity to neighbouring occupiers in accordance with Policy DP26.

Neighbouring properties were consulted and the local CAAC. No objections were received. 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 listed buildings and Conservation Area Act 1990 as amended by the enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed variation of condition would not harm the character or amenity of the location and is considered to accord 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.

- 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

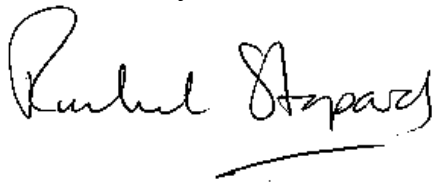
previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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.

Rachel Stopard
Executive Director Supporting Communities