

Ms Martina Lucchese
Rundell Associates
12 Salem Road
London
W2 4DL UK

Application Ref: **2016/4546/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

10 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**All Hallows House
15 Fitzroy Square
London
W1T 6EF**

Proposal:

Erection of second floor rear extension, following internal changes to the layout of the lower-ground, ground and first floor to accommodate passenger lift shaft, demolition of the existing metal balustrade to the rear second floor flat roof and replacement of existing glass roof of the rear ground floor extension with a traditional lead roof, replacement of the ground floor window to the rear and associated internal alteration of ancillary space at first, second & roof level.

Drawing Nos: 001P, 002P, 100P, 101P, 102P, 103P, 104P, 105P, 110P, 112P, 120P, 200P, 201P, 202P, 203P, 204P, 205P, 206P, 210P, 211P, 212P, 213P, 300P, 301P, 302P, 303P, 304P, 305P, 306P, 310P, 311P, 312P, 315P, 320P, 510P, 630P, Design and Access Statement dated August 2016, Heritage Statement date August 2016 and Lift Shaft Structure.

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 001P, 002P, 100P, 101P, 102P, 103P, 104P, 105P, 110P, 112P, 120P, 200P, 201P, 202P, 203P, 204P, 205P, 206P, 210P, 211P, 212P, 213P, 300P, 301P, 302P, 303P, 304P, 305P, 306P, 310P, 311P, 312P, 315P, 320P, 510P, 630P, Design and Access Statement dated August 2016, Heritage Statement date August 2016 and Lift Shaft Structure.

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

- 4 The flat roof at first floor level shall not be used as a roof terrace and shall only be accessed for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

Planning consent is sought for the erection of a single storey rear extension at second floor level to accommodate a lift shaft, the proposed lift would be constructed above the existing non-original closet wing extension and would measure approximately 2.3m in height x 3.9m in depth x 2.3m in width. The proposed extension is considered appropriate in scale, bulk and would not harm the plan form or volume of the historic property, nor obscure the property's significant original elevations.

The second floor rear extension would be constructed to preserve the historic

building form and would be designed to adhere sensitively with the rear elevation. This would be achieved through retaining the tall arched staircase window that faces onto the existing roof. The arch window would be retained as an access to the proposed rear extension at second floor level and no original or highly significant historic fabric would be diminished. The door on the northern wall would be used to access the terrace, following demolition of the existing balustrade for maintenance purposes only and a condition restricting the terrace use will be attached accordingly.

The door at first floor level would be replaced to match the design and material used of the existing and a new window is proposed at ground floor level. The design and appearance of these elements would be acceptable.

New stud wall partitions would be installed to the lower floors to accommodate the lift. However, the installation of the proposed partition would not disrupt historic areas of plan-form at the lower levels. The new second floor extension will be finished in brick with high-quality glazing to distinguish and visually separate it from the surrounding older structures. Details and finishes would be controlled by condition.

The recently-constructed glazed roof and windows to the side-return infill breakfast room at ground floor level is of no historical significance. The glazed roof would be replaced with a solid-roof structure, finished in lead and would incorporate a glazed skylight helping to separate it from the fabric of the closet wing extension to the main dwelling. The larger windows would be incorporated into the rear wall of the breakfast room by removal of non-historic masonry and the proposed finishing would distinguish the structure from the fabric of the main house, as at present, by their size and arrangement. The modern floor structure will be lowered. The relationship of the room to the residential dwelling would be substantially unchanged, and the high quality new finishes will preserve the property special interest.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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.

A site notice was displayed and press notice was published. No objections have been received prior to making this decision. The sites 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 CS1, CS5, CS6, 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 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).

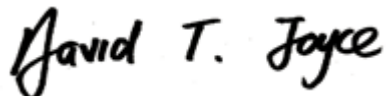
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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



David Joyce
Executive Director Supporting Communities