

Mr. James Coad
BB Partnership
Studios 33-34
10 Hornsey Street
London
N7 8EL

Application Ref: **2016/6233/P**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

27 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
15 Park Square East
London
NW1 4LH

Proposal:

Approval of conditions 4(a) (rear external doors and glazing specifications) & 4(b) (timber and glazed screen beneath front door bridge in front lightwell) granted under reference 2016/3082/P dated 06/09/16.

Drawing Nos:

FOD_310A, FOD_311A.

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

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting approval of details (listed building):
Detailed drawings have been submitted of the proposed french doors in the rear



lower-ground floor elevation and of the glazed screen and door to the front lightwell bridge, as required by conditions 4(a) and 4(b) of Listed Building Consent ref 2016/3082/P, dated 6th September 2016. The details are seen to be in keeping with the elevations of the grade-I listed building and its neighbours in the terrace, and are therefore not considered to cause harm to the designated heritage asset.

Consultation was undertaken by placement of a press and a site notice, but no responses were received. The Regent's Park CAAC initially objected to the proposals, but following revisions made to the detailed they withdrew their objection in an email dated 25th March 2017. The site's planning history was taken into account when coming to this decision.

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.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 You are reminded that condition 4(c) (facing materials) of planning permission ref 2016/3082/P granted on 6 September 2016 is outstanding and require details to be submitted and approved.

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 T. Joyce

David Joyce
Director of Regeneration and Planning