

Mr. Cecil Gray
DPP Planning
66 Porchester Road
London
W2 6ET

Application Ref: **2015/5607/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 5101

19 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
**6 Erskine Road
London
NW3 3AJ**

Proposal:

Retention of all existing windows in the eastern elevation of building 2 and removal of concrete cill fillets and replacement with original stone cills on the ground floor windows on the southern elevation of Leeder House fronting Erskine Road as an amendment of condition 2 (development in accordance with approved plans) granted under reference 2013/6326/P dated 24/12/13 for redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3) to provide 4 units (1x2, 3x3 bed); erection of part 2 / part 3-storey building with enlarged basement (following the demolition of Block 5); roof extension and alterations to elevations of Blocks 2 and 3; erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge.

Drawing Nos: Superseded drawings: 010-01RevD; 050-01RevC; 050-05RevB

Approved drawings: 010-01RevE; 050-01RevD; 050-05RevC

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



Condition(s) and Reason(s):

- 1 Condition no.2 of planning permission 2013/6326/P dated 24/12/2013 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

Os Plan; Existing Plans: 001-01; 02; 03; 05; 020-01P3; 050-01P3; 050-02-P3; Proposed Plans: 010-B1RevD; 010-00RevF; 010-01RevE; 010-02-RevD; 010-03RevE; 010-05RevE; 020-01RevB; 020-02; 020-03; 020-04; 020-05; 050-01RevD; 050-02RevB; 050-03RevB; 050-04RevB; 050-05RevC; 050-06RevA; Code for Sustainable Homes preliminary assessment by Eight Associates dated 20/06/2013; Energy and Strategy Assessment by Eight Associates dated 20/06/2013; BREEAM offices Sustainability Plan dated 13/03/2013; Construction Management Plan by Knight Harwood; Daylight and sunlight report by Studio F7 dated 12th May 2013; Ecology Report by Thomson Ecology dated March 2013; Floorspace schedule by PKS Architects dated 26/09/2013; Transport Assessment by RPS; Workplace Travel Plan by RPS; Basement Impact Assessment (Parts 1-5) by Webb Yates Engineers (Ref: J1602-doc-01 Revision X3).

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

Informative(s):

- 1 Reasons for granting permission.

The approved plans did not include the retention of the existing first floor windows on the eastern elevation of Building 2 that is located on the eastern boundary of the site. It is proposed to retain the 6 first floor windows in this side elevation. This is considered a minor in nature and would not harm the character of appearance of this building.

It is also proposed to remove the non original concrete cills from the ground floor windows on the southern front elevation of Leeder House. The cills would be replaced by the original stone cills. The restoration of the original traditional stone cills would be supported on this building and would be considered acceptable.

The retention of the existing windows in the side elevation of the building 2 would not result in any additional over looking to neighbouring properties and would be considered acceptable.

Neighbouring occupiers were consulted on the application. One letter of comment has been received prior to making this decision which has been duly taken into account prior to making this decision. The application sites' planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character

or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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



David Joyce
Director of Regeneration and Planning

