

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

Application Ref: **2017/0865/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

28 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

All Hallows House
15 Fitzroy Square
London
W1T 6EF

Proposal:

Variation of condition 3 (development in accordance with approved plans) of planning permission 2016/4546/P dated 10/01/2017 (for 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), namely to increase depth of the rear second floor extension and enlarge its rear façade window.

Drawing Nos: 001 P, 002 P, 002 REVF, 100 P, 101 P, 102 P, 103 P, 104 P, 105 P, 110, 111, 112, 113, 120, 200 P, 201 P, 202 P, 203 P, 204 P, 205 P, 206 P, 210 P, 211 P, 212 P, 213 P, 300 P, 301 P, 302 P, 303 P, 304 P, 305 P, 306 P, 310 P, 311 P, 312 P, 315 P, 320 P, 620 P, 621 P, 622 P, 722.1, 722.2, P707.1, P707.2, P707.3, P707.4, P707.5, Heritage Statement by Rundell Associates dated February 2017, Daylight and Sunlight Assessment dated 2nd December 2017, Design and Access Statement by Rundell Associates dated February 2017, DomusLift estimate, Schedule of Conditions dated February 2017.



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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- 001P, 002 P, 002 REVF, 100 P, 101 P, 102 P, 103 P, 104 P, 105 P, 110, 111, 112, 113, 120, 200 P, 201 P, 202 P, 203 P, 204 P, 205 P, 206 P, 210 P, 211 P, 212 P, 213 P, 300 P, 301 P, 302 P, 303 P, 304 P, 305 P, 306 P, 310 P, 311 P, 312 P, 315 P, 320 P, 620 P, 621 P, 622 P, 722.1, 722.2, P707.1, P707.2, P707.3, P707.4, P707.5, Heritage Statement Design commissioned by Rundell Associates dated February 2017, Daylight and Sunlight Assessment dated 2nd December 2017, Design and Access Statement dated February 2017, DomusLift estimate, Schedule of Conditions dated February 2017.

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

- 3 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.

- 4 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2016/4546/P dated 10/01/17.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Informative(s):

- 1 Reasons for granting permission:

The scheme varies the previous permission by an increase in depth by approx.

2.5m of the approved rear second floor extension and an increase in height of the approved rear window by reusing an existing rear window. Otherwise it is identical in form and its relationship to the historic house. The proposed larger extension is still considered appropriate in scale, bulk and design and would not harm the plan form or volume of the historic property nor obscure its significant original elevations. The reused large rear window from the existing rear elevation is welcome and acceptable here.

It will have no additional impact on historic fabric or the setting and appearance of the listed building. The larger extension will remain entirely subordinate in scale and proportion, appearing as an enlarged closet wing connected to the principal reception floors of the house. All other aspects of the scheme remain the same as approved and these were assessed and considered acceptable as part of the previous planning permission.

The application's accompanying daylight/sunlight assessment shows that the proposed larger extension would not have any further detrimental impact on neighbouring properties with regards to daylight, sunlight or outlook.

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 2013. The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The site's 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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.

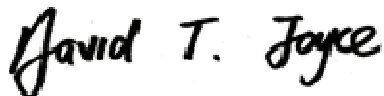
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments 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.

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