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36a Lambs Conduit Street  
London  
WC1N 3LD

Application Ref: **2016/6339/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

9 May 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

Address:  
**36A Lamb's Conduit Street**  
**London**  
**WC1N 3LD**

Proposal:

Variation of condition no. 4 of planning permission ref. 2011/5955/P dated 06/02/2012 and section 73 permission 2013/7593/P dated 18/03/2014 for alterations during the course of construction for the erection of a two-storey extension at rear lower ground and ground floor levels within rear garden in connection with existing maisonette in rear wing of building (Class C3); namely replacement of upper ground rear extension with part terrace and railings and other associated alterations.

Drawing Nos: (Prefix: LCS/) 601, 602, 603, 604, 605.

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 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 2 Notwithstanding the details shown on Drawing No. 601, the lobby door/ window located in the southern elevation of the extension hereby approved at lower ground floor level shall be obscured glazing and shall be permanently retained and maintained as such thereafter.

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.

- 3 REPLACEMENT CONDITION 4:

The development hereby permitted shall be carried out in accordance with the following approved plans- Site Location Plan; (Prefix: LCS/) (as existing:) 001 A, 002 A, 003 A, 004 A, 005 A, 006 A, (as proposed:) 601, 602, 603, 604, 605.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal relates to non-original historic back extensions to the listed building, some parts of which are of some historic interest. The approved rear extension was to have a fully glazed roof and elevation, as well as a smaller roof light to the south.

Along with minor internal rearrangements, these glazed elements have been omitted from the current proposal, giving the proposal a more traditional appearance when viewed from above, to the benefit of the listed building and conservation area. The height of the extension has also been slightly lowered but the substantive scale and design of the extension is in line with the previous planning permission ref. 2011/5955/P and its variation ref. 2013/7593/P.

The extension remains subordinate to the host building and appropriate design by virtue of its size and location. Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of privacy, outlook, daylight and sunlight.

The full impact of the proposal has been assessed under the original application, which has been implemented on site.

Whilst the development will have some impact in terms of additional bulk in the small rear historic yard; this is in accordance with previous recent permissions in this location is not considered harmful to the character or appearance of the host building, street scene or the Bloomsbury Conservation Area.

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.

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 s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and the Camden Local Plan Submission Draft 2016 policies A1, D1 and D2. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

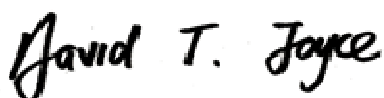
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 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