

Tim Blackwell
MWA
66-68 Maragret Street
London
W1W 8SR

Application Ref: **2016/3849/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

29 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**7 Warwick Court
London
WC1R 5DJ**

Proposal: Details of facing materials, doors and windows required by condition 3, parts a), b), c) of planning permission 2015/6866/P dated 31/03/2016 (for change of use from office to 4x self-contained flats, replacement rear extension and associated works).

Drawing Nos: P_14 Rev. D; P_07 Rev. D; 300_101 Rev A; 300_102 Rev A; 300_103 Rev A; 300_104 Rev A; 300_105 Rev A; curtain walling detail photograph; Schedule of facing materials (letter dated 11/07/2016); Cover letter dated 11/07/2016).

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for granting approval of details

The proposal seeks to discharge condition 3, parts a), b) and c) of planning permission 2015/6866/P, dated 31/03/2016, which sought detailed drawings, or samples of materials as appropriate, in respect of: a) all facing materials; b) elevation and section drawings of all doors; c) elevation and section drawings of all windows. This application relates specifically to the main building. The lightwell façade and the rear extension are covered by application reference 2016/3959/P.



The samples and/or manufacturer's details of all the proposed facing materials are considered to be of an appropriately high standard and suitable for use on a listed building. Some of the details have been changed during the course of the application, in consultation with the Council's Conservation Officer.

The detailed drawings of the windows have been revised during the course of the application in response to concerns about the detailing. The detailing for windows and doors is now considered to be acceptable and appropriate to the listed building.

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.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the 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 Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012. The proposed development is also in accordance with Policies D1 and D2 of the Camden Local Plan Submission Draft 2017.

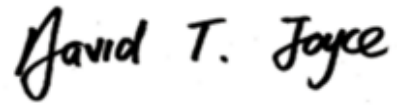
- 2 You are reminded that condition 3 (parts d) and e) - drawings) of planning permission 2015/6866/P, dated 31/03/2016, are outstanding and require details to be submitted and approved.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning