

Mrs Grazyna Solland  
61 South Audley Street  
London  
W1K 2QP

Application Ref: **2017/3825/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

15 August 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:  
**13 Chester Terrace**  
**LONDON**  
**NW1 4ND**

Proposal:  
Removal of condition 5 (detailed drawings of proposed basement windows) of planning permission granted on 24/03/2014 (ref: 2013/5583/P for various alterations to dwelling house (Class C3) [shortened version] - dealt under discharge of condition application reference: 2015/4782/L (condition 4 granted on 24/03/2014 (reference: 2013/5664/L)).  
Drawing Nos: Additional documents: Item 6 of application form.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2013/5583/P dated 24th March 2013.

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



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 13CT/271, 13CT/272, 13CT/273, 13CT/300, 13CT/304, 13CT/305A, 13CT/306A, 13CT/307A, 13CT/308A, 13CT/309, 13CT/310, 13CT/311A, 13CT/312A, 13CT/314A, 13CT/315A, 13CT/316A, 13CT/317A, 13CT/318, 13CT/319, 13CT/321A, 13CT/322A, 13CT/325A, 13CT/326A, 13CT/327A, 13CT/328, 13CT/329, 13CT/340, 13CT/341, 13CT/342, 13CT/343, 13CT/344, 13CT/350, 13CT/351, 13CT/352, 13CT/353, 13CT/354, 13CT/356, 13CT/357, Design & Access Statement and Heritage Statement Revision A, Noise Impact Assessment (Clement Acoustics), Cornice Detail (Butches Plasterworks) and Fireplace Detail, and Item 6 of the application form.

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

- 3 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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission to remove planning condition 5:

S.96A of the Town and Country Planning Act 1990 allows local planning authorities to make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. This includes the power to remove or alter existing conditions. Condition 5 of application reference: 2013/5583/P - requiring detailed drawings including sections at 1:10 of the proposed window at basement level (including jambs, head and cill) - is identical to condition 4 of Listed Building Consent reference: 2013/5664/L which has been discharged under Approval of Details application reference: 2015/4782/L. Condition 5 of 2013/5583/P is therefore not required.

No comments or objections have been received during the consultation period. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 [ERR] 2013.

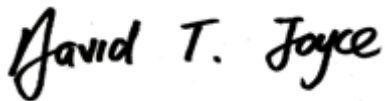
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan and the National Planning Policy Framework.

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