

Miss Alexandra Rowley
Montagu Evans
5 Bolton Street
London
W1J 8BA

Application Ref: **2017/1984/P**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

13 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:

**Flat 3
34 Museum Street
LONDON
WC1A 1LH**

Proposal:

Replacement of single glazed timber sash window and brick apron at third-floor rear and minor internal alterations including removal of partition walls.

Drawing Nos: Heritage and design & access statement, site map, 001 (exist plan), 3 (demo plan), 004 (propo plan), 005 (floor covering), 006 (façade windows), 007 (exist rear ele), 10 (fireplace), 011 (removal of downlighters), 012 (internal doors), SKMBTC35317082210100 (exist and propo rear sash window)

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 six months from the date of this permission.

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: Heritage and design & access statement, site map, 001 (exist plan), 3 (demo plan), 004 (propo plan), 005 (floor covering), 006 (façade windows), 007 (exist rear ele), 10 (fireplace), 011 (removal of downlighters), 012 (internal doors), SKMBTC35317082210100 (exist and propo rear sash window).

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

Informative(s):

- 1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control for the unauthorised removal of the single-glazed timber sash window located in the rear bedroom and demolition of its apron, should the window not be replaced like for like within six months of the date of this planning permission being granted.

- 2 The site is a flat set in the rooms above a grade-II-listed 19th century former pub. The applicant wishes to replace a full-height French window, installed without consent, with a single glazed timber sash window and apron, returning the building to its original state.

The proposed works will not harm the character and appearance of the conservation area, the setting of listing buildings or neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were three consultation responses, which have been addressed in the report. The site's planning history has been taken into account in making this decision.

The site's planning history was taken into account when coming to this decision.

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

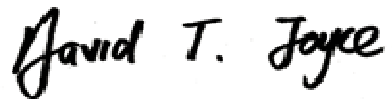
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning