

Ms Sarah Castle
IF_DO Architecture & Design
Unit J311
The Biscuit Factory
London
SE16 4DG

Application Ref: **2017/4848/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

9 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
17 John Street
LONDON
WC1N 2DE

Proposal:

Variation of condition 3 (approved plans) of planning permission 2017/2552/P dated 24/08/2017 (erection of rear single storey extension to existing closet wing at ground floor level with terrace above) namely to increase the size of the rear extension and infilling of closet wing window at first floor level

Drawing Nos: 1601_L_01; 1601_DM_01 (Rev C); 1601_DM_02 (Rev C); 1601_DM_03 (Rev A); 1601_DM_04 (Rev E); 1601_DM_05 (Rev C); 1601_DM_06 (Rev A); 1601_EX_01 (Rev A); 1601_EX_02 (Rev A); 1601_EX_03 (Rev B); 1601_EX_04 (Rev A); 1601_EX_05 (Rev A); 1601_EX_06 (Rev A); 1601_PL_01 (Rev D); 1601_PL_02 (Rev E); 1601_PL_03 (Rev D); 1601_PL_04 (Rev D); 1601_PL_05 (Rev F); 1601_PL_06 (Rev D); Design & Access Heritage Statement; Heritage statement addressing variations to planning and LBC applications (dated 29/08/2017); Notes responding to comments and questions prepared by IF_DO dated August 2017

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 permission (ref 2017/2552/P dated 24 August 2017)

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

- 2 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
1601_L_01; 1601_DM_01 (Rev C); 1601_DM_02 (Rev C); 1601_DM_03 (Rev A); 1601_DM_04 (Rev E); 1601_DM_05 (Rev C); 1601_DM_06 (Rev A); 1601_EX_01 (Rev A); 1601_EX_02 (Rev A); 1601_EX_03 (Rev B); 1601_EX_04 (Rev A); 1601_EX_05 (Rev A); 1601_EX_06 (Rev A); 1601_PL_01 (Rev D); 1601_PL_02 (Rev E); 1601_PL_03 (Rev D); 1601_PL_04 (Rev D); 1601_PL_05 (Rev F); 1601_PL_06 (Rev D); Design & Access Heritage Statement; Heritage statement addressing variations to planning and LBC applications (dated 29/08/2017); Notes responding to comments and questions prepared by IF_DO dated August 2017

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

Informative(s):

- 1 Reasons for granting permission-

The application seeks to increase the footprint of the consented rear extension to create an 'L' shaped single storey form which follows the boundary walls and encloses the consented external staircase. It is considered that the additional bulk of the extension would not be prominent in any views as it would be infilling a low lightwell area between high perimeter walls. It would not harm the appearance of the host property. The architectural detailing and materials would continue the language of the approved extension which was considered to be a high-quality response to a sensitive site.

Although the revised scheme would occupy more of the existing lower level patio amenity space, this would be re-provided in the form of a similar paved terrace at first floor level so there would be no loss of amenity space or landscaping potential. The pattern of rear development along this terrace of properties shows that both adjoining neighbours as well as the majority of other properties in the area have

infilled their rear courtyards and provided amenity spaces above.

The infilling of a small rear window at first floor level is considered an acceptable alteration that would not disrupt the fenestration or materially change the appearance of the property.

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, appearance and setting of the Conservation Area and Listed Building, under s.72 and 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 not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The terrace would be extended in size towards the north but any further views to the neighbour at no.18 are prevented by the existing high boundary treatment.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 T. Joyce

David Joyce
Director of Regeneration and Planning