

Mr Peter Short
Project 5 Architecture LLP
8 Waterson Street
London
E2 8HL

Application Ref: **2017/4232/P**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

10 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

6 Ampton Place LONDON WC1X 0LZ

Proposal:

Modification of front entrance step

Drawing Nos: 6214AP5-6E02 (gf exist), 6214AP6D302A (gf propo), 6218AP6D300B (render), OS map

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 this permission.

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 policy D1 [and D2 if in CA] 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: 6214AP5-6E02 (gf exist), 6214AP6D302A (gf propo), 6218AP6D300B (render), OS map

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

Informative(s):

- 1 The site is the area bridge of a grade-II-listed 19th-century terraced house designed by Cubitt.

The applicant wishes to modify the bridge, which presents a tall step, to allow a tenant more easily to get in and out of the flat.

An initial proposal to remove a section of the single, solid York stone slab, making it into two steps, and support the remnant on steel and concrete pillars was considered to be unacceptable and so was renegotiated to the current proposal, which involves laying an additional step with bullnosed ends next to the existing step. Other such examples exist locally. The proposal is fully reversible and results in no loss of historic fabric or addition of hard, modern materials and alien structures.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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

David T. Joyce

David Joyce
Director of Regeneration and Planning