

Mr James Coad
BB Partnership
Studios 33-34
10 Hornsey Street
London
N7 8EL

Application Ref: **2017/3319/P**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

21 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
15 Park Square East
LONDON
NW1 4LH

Proposal:
Variation to condition 2 (approved drawings) in relation to planning permission (2016/3082/P) dated 06/09/2016 for the erection of two-storey rear extension, creation of basement lobby and entrance door under front lightwell bridge, and other works, namely to replace the drawings to accommodate changes to the rear extension.
Drawing Nos: Location Plan; Site Plan; FOD_101; FOD_100; FOD_102; FOD_103; FOD_104; FOD_202_Rev.C; FOD_203; FOD_206_Rev.D; FOD_207_Rev.C; Noise Impact Assessment May 2016 Rev 001 Qt11359; Heritage Statement June 2016 Ref: 2580, Heritage Statement September 2017.

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission



2016/3082/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- Location Plan; Site Plan; FOD_101; FOD_100; FOD_102; FOD_103; FOD_104; FOD_202_Rev.C; FOD_203; FOD_206_Rev.D; FOD_207_Rev.C; Noise Impact Assessment May 2016 Rev 001 Qt11359; Heritage Statement June 2016 Ref: 2580, Heritage Statement September 2017.

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

- 2 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2016/3082/P dated 6 September 2016.

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

Informative(s):

- 1 Reason for granting Variation of Condition (delegated):

The site is a Grade-I listed terrace, at which construction of a rear extension has previously been granted approval (PP & LBC 2016/3018/P & 2016/3455/L). The proposals represent a variation on the drawings approved under Condition 2 of the Planning Permission.

The proposals would add a parapet that runs above the glass link tying into the rear wall, add a soldier course to break the glazing from lower ground floor to ground floor, and add fixed glazing to the study and putting the door within the glass link. The proposals are satisfactorily detailed and are not considered to make a material difference to the way the approved design was judged to preserve the special interest of the listed building. They would cause no harm the listed building.

The proposals were advertised by placement of press and site notices, by which no comments were received. No objections were received prior to making this decision. Historic England responded with a letter dated 12 September 2017 advising that they do not consider the application to require their authorisation. The site's planning history was taken into account in making 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 ss.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

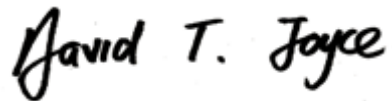
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan, 2017. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

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' and 'J'.

David Joyce
Director of Regeneration and Planning