

Application ref: 2018/0790/P  
Contact: Thomas Sild  
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Date: 30 April 2018

**Development Management**  
Regeneration and Planning  
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EDRM  
11A Eagle Street  
Ipswich  
IP4 1JA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Bickersteth House**  
**31 Grove Place**  
**LONDON**  
**NW3 1JS**

Proposal:

Variation of Condition 3 (approved drawings) namely raising the roof height and eaves, alterations to proposed window fenestration and relocation of rooflight; and removal of Condition 5 (details of proposed doors) of planning permission 2017/0402/P dated 08/05/2017 (Increase in height of the pitched roof and installation of new rooflights, alteration to the fenestration at the front and rear elevations (Class C3).

Drawing Nos:

Superseded: (16.12.1.) 201\_PL; 202\_PL; 203\_PL\_A; 204\_PL\_B; 205\_PL\_A; 206\_PL\_A; 207\_PL\_A; 208\_PL\_A; 209\_PL\_B; 210\_PL\_A; 211\_PL\_B; 212\_PL\_B; 213\_PL\_A; 250\_PL; and 254\_PL.

Proposed: (16.12.1.) 201\_PL Rev E; 202\_PL Rev E; 203\_PL Rev E; 204\_PL Rev E; 205\_PL Rev E; 206\_PL Rev E; 207\_PL Rev E; 208\_PL Rev E; 209\_PL Rev E; 210\_PL Rev E; 211\_PL Rev E; 212\_PL Rev E; 213\_PL Rev E, 250\_PL Rev B, 608\_PL Rev A, 609\_PL Rev A

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 (2017/0402/P) 08/05/2017

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 policy 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 Site Location Plan; (Prefix: 16.12.) 100\_PL; 101\_PL; 102\_PL; 103\_PL; 104\_PL; 105\_PL; 106\_PL; 107\_PL; 108\_PL; 109\_PL; 110\_PL; 111\_PL; 112\_PL; 113\_PL; 120\_PL; 121\_PL; 131\_PL; 132\_PL; 133\_PL; 134\_PL; 135\_PL; 136\_PL; 137\_PL; 138\_PL; 139\_PL; 140\_PL; 141\_PL; 142\_PL; 201\_PL Rev E; 202\_PL Rev E; 203\_PL Rev E; 204\_PL Rev E; 205\_PL Rev E; 206\_PL Rev E; 207\_PL Rev E; 208\_PL Rev E; 209\_PL Rev E; 210\_PL Rev E; 211\_PL Rev E; 212\_PL Rev E; 213\_PL Rev E, 250\_PL Rev B, 609\_PL Rev B, 609\_PL Rev B

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

- 4 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 This application varies a previously granted planning consent 2017/0402/P. The additional raising of the eaves and roof structure by 150mm is considered to be a minor change that would not significantly further alter the appearance of the building.

The alteration to fenestration details is acceptable by reason of historical evidence that demonstrates this type of small pane presentation was the original style used. Sections have been provided to demonstrate that glazing bars within the windows will be structural, and so enable an acceptable representation of Victorian window frames on the building.

The proposed amendment to the approved siting of a front facing rooflight is not considered to result in an unacceptable impact to the building's appearance.

The proposed details of the external doors demonstrate that the same structure

and style as the windows will be maintained and are considered acceptable. As such the original condition 5 'details of doors' is removed from this permission.

As such, the nature of the proposals are considered to preserve the character of the host building and that of the surrounding conservation area. There is not considered to be any neighbour amenity impact arising from these proposals.

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

Special attention has also been attached 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 2013.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (other than condition 5) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 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).
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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