

Application ref: 2018/1904/P  
Contact: Laura Hazelton  
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Date: 5 June 2018

**Development Management**  
Regeneration and Planning  
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FREPIM  
11-15 Wigmore Street  
London  
W1A 2JZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Weston House**  
**246 High Holborn**  
**London**  
**WC1V 7EX**

Proposal:  
Removal of condition 4 (detailed drawings of intersection between the existing stone plinth and the proposed glazing) of planning permission ref: 2015/1750/P dated 11/06/2015 (as amended by ref: 2016/1565/P dated 04/04/2016) for the demolition of existing entrance canopy to front elevation and erection of a new longer entrance canopy and new ground floor glass frontage to enclose an enlarged entrance reception area.

Drawing Nos: Application form received on 23/04/2018.

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: 2015/1750/P dated 11/06/2015.

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 Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 050\_01A, 050\_02A, 050\_03A, 050\_04\_Rev D, 050\_05A, 050\_06\_Rev E, 050\_07A\_revA, 050\_08\_Rev E, 050\_09\_Rev D, 050\_10A and Design Statement dated March 2015.

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

#### Informative(s):

- 1 Reason for granting permission

Following the grant of the original permission ref: 2015/1750/P dated 11/06/2015 for a new ground floor frontage, a non-material amendment application was subsequently approved on 04/04/2016 (ref: 2016/1565/P) for amendments to the detailed design of the front and side façade.

Condition 4 of application ref: 2015/1750/P required detailed drawings showing the intersection between the existing stone plinth and the proposed glazing to be submitted and approved by the Local Planning Authority.

As part of the non-material amendment application, the side elevation of the extension was changed from glazing to a solid wall. The drawings submitted as part of this application are considered sufficiently detailed in showing the intersection between the structures as to no longer require the submission of additional drawings and therefore, the removal of condition 4 is considered acceptable.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers or the character of the conservation area.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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 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 2012.

- 2 This approval under Section 73 of the 1990 Act effectively removing the relevant

condition of the previous planning permission is subject otherwise to the same terms, drawings and conditions (other than condition 4) 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).

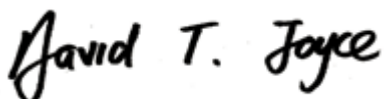
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Joyce  
Director of Regeneration and Planning