

Mr Alastair Norton
Mr Eli Posen
11 Alba Gardens
London
NW11 9NS

Application Ref: **2012/3969/P**
Please ask for: **Craig Raybould**
Telephone: 020 7974 **2060**

14 January 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
55 Fortress Road
London
NW5 1AD

Proposal:

Minor material amendment to planning permission (ref: 2011/4297/P) dated 04/11/2011 (change of use from office use (Class B1) to flexible commercial use (Class A1/A2/B1) on front lower ground and ground floor levels, and residential use (Class C3) on rear lower ground & ground floor levels and upper floors to provide 1 x 2-bed and 3 x 1-bed units, including extension at rear second floor level above existing two storey extension, extension at rear lower ground floor level, installation of new dormers at rear roof level, and alterations to the shopfront) for the variation of condition 2 (development to be carried out in accordance with the approved plans) involving the provision of: Screened terrace and glazed doors at rear second floor level; increase in height by 0.7m of uppermost section of the closet wing extension at rear second floor level; and increase in width by 0.3m of dormer extension at rear roof level.

Drawing Nos: Superseded Dwgs: 1114-PL-011B, 1114-PL-012B and 1114-PL-013B.
Proposed Dwgs: 1114-PL-011C, 1114-PL-012C and 1114-PL-013D.



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

Condition(s) and Reason(s):

- 1 Condition 2 of the planning permission granted on 04/11/2011 under reference number 2011/4297/P shall be replaced by the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- 1114-PL002, 1114-PL-003; 1114-PL-004, 1114-PL-010A, 1114-PL-011C, 1114-PL-012C, 1114-PL-013D.

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

Informative(s):

- 1 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 (and obligations where applicable) as attached to the previous planning permission.
- 2 Reasons for granting permission.
The proposed variation of condition 2 would not materially deviate from the reasons stated for the approval of the parent permission (ref 2011/4297/P) granted on 12/09/2011. Furthermore the minor changes sought would be in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 - Distribution of growth, CS5 - Managing the impact of growth and development, CS14 - Promoting high quality places and conserving our heritage; and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 - Securing high quality design and DP26 - Managing the impact of development on occupiers and neighbours. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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.

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