

Mr Ben van Bruggen  
vbud  
Hampstead  
London  
NW3 1TX

Application Ref: **2014/5378/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **2949**

5 November 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**53B Elsworthy Road**  
**London**  
**NW3 3BS**

#### Proposal:

Variation to condition 3 (works carried out in accordance with the approved plans) as required by planning application (2013/7018/P) dated 24/12/2013 for excavation to create a new basement level of accommodation, erection of a ground floor rear extension, and other alterations, namely alterations to the front facade and boundary treatment.

Drawing Nos: Existing plans: 1124.01.02Rev(a); 03Rev(a); 04Rev(a); 05Rev(a); 06Rev(a); 1124.02.01Rev(a); 02Rev(a); 1124.03.01Rev(a); 02Rev(a); 03Rev(a); 04Rev(a); 05Rev(a); Proposed plans: 1124.01.12; 13RevC; 01.14RevF; 01.15RevC; 01.16RevC; 01.17RevC; 1124.02.11RevB; 02.12RevB; 1124.03.12RevB and 03.15; 5811/PL02 Rev C; PL03 Rev B; PL04 Rev B; PL05 Rev A; PL06 Rev A and PL07 Rev A; Construction management Plan by Webb Architects; Hydrology Report by SLR Consulting Ltd; Structural Report by Michael Chester & Partners dated October 2013; Planning Statement by Van Bruggen Urban Design and Arboricultural report by Tim Moya associates dated October 2013.

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

Condition(s) and Reason(s):



1

Condition 3 of planning permission granted on 24/12/2013 under reference numbers 2013/7018/P shall be replaced by the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Existing plans: 1124.01.02Rev(a); 03Rev(a); 04Rev(a); 05Rev(a); 06Rev(a); 1124.02.01Rev(a); 02Rev(a); 1124.03.01Rev(a); 02Rev(a); 03Rev(a); 04Rev(a); 05Rev(a); Proposed plans: 1124.01.12; 13RevC; 01.14RevF; 01.15RevC; 01.16RevC; 01.17RevC; 1124.02.11RevB; 02.12RevB; 1124.03.12RevB and 03.15; 5811/PL02 Rev C; PL03 Rev B; PL04 Rev B; PL05 Rev A; PL06 Rev A and PL07 Rev A; Construction management Plan by Webb Architects; Hydrology Report by SLR Consulting Ltd; Structural Report by Michael Chester & Partners dated October 2013; Planning Statement by Van Bruggen Urban Design and Arboricultural report by Tim Moya associates dated October 2013.

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

- 2 Detailed plans, elevations and section drawings showing the slope of the roof of the the dormer, bay window and front projection, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the architectural interest of the building and the area generally in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 It is noted that there are no further details to be submitted in respect of planning permission ref: 2013/7018/P granted on 24/12/2013.

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, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment