

Mr Edward Carter  
Edward Carter Design  
54 Langler Road  
London  
NW10 5TL

Application Ref: **2014/6891/P**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

9 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**The Poplars**  
**Montpelier Grove**  
**London**  
**NW5 2XD**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2013/4970/P dated 11/11/2013 (for the erection of a four storey side extension) namely to increase the width of the extension by 0.4m and length by 1.7m, erection of single storey stairwell at side ground floor level, installation of new side door at first floor level and windows at 2nd floor level and raised walkway to side elevation, installation of new rooflight and alterations to rear windows.

Drawing Nos: Superseded drawings: 201-021-023revA, 205-026, P\_202rev027, 201-021revA, 201-022revA, 201024revA, P\_206rev230, 201-025.

Drawings for approval: 201-021-023revB, 205-026revA, P\_202rev027B, 201-021revB, 201-022revB, 201-024revB, P\_206rev230\_A, 201-025revA, 205-028revC.

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 the planning permission granted on 11th November 2013 under reference number 2013/4970/P shall be replaced by the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: Siteplan, 200-021, 200-022, 200-023, 201-021revB, 201-022revB, 201-021-023revB, 205-014, 205-016, 205-026revA, P\_201, P\_202rev027B, 201-024revB, P\_206, P\_206rev230\_A, 201-025revA, 205-028revC.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed changes include an increase to the width and length of the extension and addition of a stairwell at lower ground floor level. The site is not located in a conservation area and the changes are considered to be minor in comparison to the approved scheme. Views of the alterations would be limited from the public realm and they would not harm the appearance of the host building or the terrace. The changes to the fenestration are considered to have a limited impact on the character and appearance of the host building. The details comply with the Council's policies and guidance for design alterations.

The rear windows have been reduced in size and would serve a stairwell. There would be no overlooking as a result of the proposals. The siting of the proposed extension to the north of the site ensures that the surrounding occupiers would not experience an unacceptable loss of daylight or sunlight. The proposals would not harm residential amenity of neighbouring occupiers.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision and duly taken into account prior to making this decision. The concerns have been considered and the site's planning history was taken into account in coming to this decision.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the 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 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) and condition 4 which requires submission of detailed drawings prior to start of works.

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