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Application Ref: **2014/6388/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

14 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
42 Queen's Grove
London
NW8 6HH

Proposal:
Variation of condition 1 of 2010/0945/P as amended on 06/04/11 (2011/0405/P) and on 20/1/12 (2011/5985/P) . Variation involves the addition of bedroom to second floor with omission of bedroom from first floor and minor alterations to front, side and rear elevations alterations. Creation of three dormers on west side elevation following removal of one larger dormer.

Drawing Nos: Superseded drawings: QGR-P-01 rev D; -P-02 rev D; -P-03 rev A

Drawings for approval: 1166 P:01, 1166 P:02, 1166 P:03

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

Condition(s) and Reason(s):

- 1 **REPLACEMENT CONDITION:**



Condition 1 of the planning permission granted on 4th May 2010 under reference number 2010/0945/P shall be replaced by the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans:

1166 P:01, 1166 P:02, 1166 P:03

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

Informative(s):

1 Reasons for granting:

The front elevation alterations with the revision of front door, dormer and side entrance steps omitted with railings added, creation of three dormers following removal of one larger dormer on east elevation, repositioning of dormer to west side elevation, ground floor door revise and rear dormer revised and rear elevation. The changes are considered to be acceptable and appropriate for the context and the age and style of the building. The creation of the three dormers on the east side is considered in-keeping with the dormers to the front in terms of size and style which would replace an existing. It is considered to have a mutual visual impact on the character and appearance of the host building and conservation area. The other minor 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 conservation areas and securing high quality design.

The details as submitted would not have any adverse impact on the character and appearance of the host building, street scene, or the St.John's Wood Conservation Area, nor would they impact on the amenities of adjoining occupiers. No objections and one letter of support have been received and the site's planning history was taken into account in 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 (CA's) of the Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 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 Although the works from original permission has started, 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 permissions.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment