

Mr Richard Maltese  
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N20 0DZ

Application Ref: **2014/6440/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

21 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Inverforth House**  
**North End Way**  
**London**  
**NW3 7EU**

Proposal:

Variation of condition 2 (approved drawings) of planning permission 2014/4156/P dated 09/10/2014 (for the installation of 4x plant units, replacement of 1st floor glazed roof with lead roof and associated works) to create a 1st floor terrace and to replace a window with a door.

Drawing Nos: Revised Plans: 1115/07 Rev D; 08 Rev D; 09 Rev F; 11 Rev E; 12 Rev D; 17 Rev C; 30 Rev A and Photographs of Existing Window (to be replaced).

Superseded Plans: 1115/07 Rev B; 08 Rev B; 09 Rev B; 11 Rev C and 12 Rev B.

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2012/4156/P shall be replaced with the following condition:



## REPLACEMENT CONDITION 2

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

The development hereby permitted shall be carried out in accordance with the following approved plans 11155/01 Rev A; 02 Rev A; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 07 Rev D; 08 Rev D; 09 Rev F; 10 Rev A; 11 Rev E; 12 Rev D; 17 Rev C; 30 Rev A, Photographs of Existing Window (to be replaced) and Environmental Noise Survey & Plant Assessment and Construction Plan (11155CMP).

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

### Informative(s):

#### 1 Reasons for granting permission.

The proposed changes to the approved drawings include the creation of an upper first floor level roof terrace (which is currently a mono-pitched roof); minor changes to non-original internal elements and the replacement of an existing modern double glazed sash window with a timber door which would reuse the same transom and mullion timber section profile with individual glazed units. The proposed changes are considered acceptable given that the external changes would largely be concealed and replace non-historic elements with the internal changes being minor in comparison to the existing approval. Furthermore, the roof terrace would not result in any overlooking issues or a loss of privacy to neighbouring occupiers.

The proposal is considered to preserve the building's special architectural and historic interest and would not result in the loss of original or historic fabric or not affect the integrity of the building.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy 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 policy 7.8 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 (and obligations where applicable) 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).

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