

Mr. Nick Lawrence/ Sophie  
CgMs Ltd  
140 London Wall  
London  
EC2y 5DN

Application Ref: **2014/7958/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

19 February 2015

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**58 B King Henrys Road**  
**London**  
**NW3 3RP**

Proposal: Variation of condition 2 (approved plans) of planning permission 2013/5855/P (appeal ref: APP/X5210/A/14/2214164) dated 02/07/14 (for excavation of basement and rear extension) namely to increase the size of the basement.

Drawing Nos:  
Superseded: 11169/A/P/200; 11169/A/P/204; 11169/A/E/220/B  
Replacement: 11169/A/P/200B; 11169/A/P/204B; 11169/A/E/220/C

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 2013/5855/P (appeal ref: APP/X5210/A/14/2214164) granted 02/07/14 shall be replaced by the following condition:



## REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following plans all prefixed 11169/A/P: 001; 200B; 201; 202; 203; and 204B; together with 11169/A/S/210; 11169/A/E/220/C and 11169/A/E/221.

Informative(s):

1 Reason for granting.

The proposed changes include an increase of the basement by 11 square metres to the front of the property, considered to be minor relative to the approved 61sqm basement. The alterations would not be visible from the public realm and as such not harm the appearance of the host building or the terrace.

The original basement impact assessment, which was previously revised on two occasions and subsequently found to be acceptable, has been further expanded. The proposal would not result in an increase in the amount of runoff from the site as the area of the proposed extension is already impervious. As such the basement alteration is considered to be acceptable and meet the requirements set out in LDF policy DP27 and Camden Planning Guidance 4.

Given the underground location of the proposal it is considered that there would be no additional harm to the residential amenity of neighbouring occupiers.

Neighbouring occupiers were consulted on the application. Two objections were received and duly taken into account prior to making this decision. 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, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.18, 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 56-66 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