

Mr Tony Covey  
The Design Works  
32 Grange Road  
Plympton  
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PL7 2HY

Application Ref: **2014/7444/P**  
Please ask for: **Yuyao Gong**  
Telephone: 020 7974 **3829**

13 March 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:  
**4 St Cuthbert's Road**  
**London**  
**NW2 3QL**

Proposal: Variation of condition 3 (approved plans) of planning permission 2014/5493/P dated 24/11/2014 (for erection of single storey side extension and new boundary fences) namely to increase the height of the proposed extension

Drawing Nos:

Superseded: Proposed ground floor plan - 140823/P/01; Proposed elevations - 140823/P/02.

Replacement: Proposed ground floor plan - 140823/P/01 Rev.D; Proposed elevations - 140823/P/02 Rev.D

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 2014/5493/P granted 24/11/2014 shall be replaced by the following condition:



The development hereby permitted shall be carried out in accordance with the following approved plans: Location and block plan - 140823/P/03; Proposed ground floor plan - 140823/P/01 Rev.D; Proposed elevations - 140823/P/02 Rev.D; Existing elevations - 140823/E/02; Existing elevations - 140823/E/02.

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

Informative(s):

1 Reasons for granting permission.

The proposed change includes an increase to the height of the extension by 0.33m. The changes are considered to be minor in comparison to the approved scheme. The increase of height would not harm the appearance of the host building and complies with the Council's policies and guidance for design alterations. The site is not located in a conservation area.

No new window would be added on the elevations of the extension and as such there would be no additional overlooking as a result of the proposal. The siting of the proposed extension to the northwest of the site, and setback off the boundaries, 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 change is 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 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