

Ms Joanna Macdonald
Joanna Macdonald Architect
60 North Road
London
N6 4AA

Application Ref: **2014/7865/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

10 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
13 Egbert Street
Primrose Hill
London
NW1 8LJ

Proposal:
Variation of condition 3 (approved plans) of planning permission 2014/5447/P dated 10/10/2014 (erection of rear single-storey infill extension at lower ground level) namely installation of oriel window to rear lower ground floor.
Drawing Nos: Revised plans: EGB-09, EGB-10
Superseded plans: EGB-05, EGB-08

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

Condition(s) and Reason(s):

- 1 New condition 3:
The development hereby permitted shall be carried out in accordance with the following approved plans:

EGB_00, EGB_01, EGB_02, EGB_03, EGB_04, EGB_06, EGB_07, EGB-09,



EGB-10, Design and Access Statement

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

Informative(s):

- 1 The proposal involves changes to the rear of the proposed extension namely the replacement of single door with an oriel window. This window would face out onto the rear garden. The roof pitch would be altered and would slope back towards the building. The proposed roof would be lower than the approved drawings. In design terms the addition of the window at ground floor level would not impact on the visual appearance at the rear of the site, and therefore not harm the appearance of the host building or street scene.

The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 10/10/2014 under reference number 2014/5447/P. In the context of the permitted scheme, it is considered that the amendments would not be different from the approved development.

1 neighbour was consulted, a site notice displayed and a public notice published in the local press. No responses were received. The Primrose Hill CAAC had no objection to the proposal. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is 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 You are advised that this decision relates only to changes highlighted on the plans, namely the oriel window on the rear elevation, and shall only be read in context of the substantive permission granted on 10/10/2014 under reference number 2014/5447/P and is bound by all the conditions and obligations attached to that permission .

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, cursive script.

Ed Watson
Director of Culture & Environment