

Gozi Wamuo
TURN Architects llp
1 Darville Road
London N16 9PD

Application Ref: **2015/0557/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

15 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
**16 Hadley Street,
London,
NW1 8SS**

Proposal:
Variation of condition 3 (approved plans) of 2014/2124/P, dated 23/05/2014, for; Mansard Loft development with roof terrace towards the rear, namely changes to the design of the rear elevation and removal of terrace.

Drawing Nos:
Revised Plans: A-102 Rev C, A-103 Rev C; A-104 Rev C; A-105 Rev C; and A-106 Rev C.

Superseded Plans: A-102 Rev A; A-103 Rev A; A-104 Rev A; A-105 Rev A; and A-106 Rev A.

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 3 of planning permission granted on



23/05/2014 under reference number 2014/2124/P shall be replaced by the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans A-102 Rev C, A-103 Rev C; A-104 Rev C; A-105 Rev C; and A-106 Rev C.

Reason:

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

Informative(s):

1 Reasons for granting permission.

The proposed amendments (removal of terrace, creation of dormer window with Juliet balcony, reduction in size of adjacent window and increased height of party wall shared with 18 Hadley Street) are considered acceptable, and do not detract from the approved scheme. The amendments are considered to improve the design, with the dormer window with Juliet balcony considered to be of less impact than a roof terrace, in terms of amenity. In the subject location, the change to the party wall is considered negligible, and will not cause any excessive additional impact over the approved scheme.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 23/05/2014 under reference number 2014/2124/P. In the context of that permitted scheme, it is not considered that the proposed amendment would have any material effect on the approved development.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 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 the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 23/05/2014 under reference number 2014/2124/P and is bound by all the conditions 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 flourish at the end.

Ed Watson
Director of Culture & Environment