

Mrs Patricia Hickey
Bubble Architects
460 Muswell Hill Broadway
London
N10 1BSApplication Ref: **2015/1670/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

30 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
65 Aberdare Gardens
London
NW6 3AN

Proposal: Non material amendment to planning permission granted 02/10/2013 (ref: 2013/1047/P) for 'excavation of basement with two lightwells to the side, erection of a single storey rear extension following demolition of existing single storey extension', namely (100mm) increase in the projection of the extension.

Drawing Nos:
Superseded: P-00-D 014 - C

Proposed: P-00-D 014 - D

The Council has considered your application and confirms that the proposals are acceptable as non-materials amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2013/1047/P shall be replaced with the following condition:

3. For the purposes of this decision, condition no.3 of planning permission



2013/1047/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Prefix 012013: P-Si-D-001; P-B1-D-003-B; P-01-D-005-B; E-SE-D-011-B; P-00-D-004-B; E-NW-D-010-B; P-R1-D-007; P-02-D-006-B; X-A/A-D008; E-NE-D-012-B; P-Si-D-002-B; P-B1-D-013-B; P-01-D-015-C; E-Sth/Nth-D-018-F; P-00-D-014-D; P-R1-017; P-02-D-016-A; X-A/A-D019-A-D; E-E-D-020-C; P-Si-D-025-B.

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

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reason for granting permission

The increased projection of the extension from the rear elevation of the host property is minimal (0.1m) and so would not materially affect the appearance of the proposed extension nor affect neighbouring amenity in terms of daylight and sunlight.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, 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 permission relates only to the 100mm increase in the projection of the extension and shall only be read in the context of the substantive permission granted on 02/10/2013 under reference number 2013/1047/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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.