

Mr Jonathan Marrion
JOMA Architecture
53 Hargrave Mansions
Hargrave Road
London
N19 5SR

Application Ref: **2015/0828/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

11 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
6 Holly Lodge Gardens
London
N6 6AA

Proposal:
Variation of condition 3 (approved plans) of 2014/4227/P dated 09/09/2014, (for erection of ground floor rear extension and works to roof to include addition of rear dormer and roof lights), namely alterations to roof lights.
Drawing Nos: Superseded plans: 1326-P10 Rev PB, 1326- P08 Rev P, 1326-P04 Rev P

Plans for approval: 1326-P10 Rev PC, 1326-P08 Rev PB, 1326-P04 Rev PA

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 09/09/2014 under reference number 2014/4227/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: 1326-P00 Rev PA; 1326-P01 Rev PA; 1326-P02 Rev P; 1326-P03 Rev P; 1326-P04 Rev PA; 1326-P07 Rev PA; 1326-P08 Rev PB; 1326-P09 Rev P; 1326-P10 Rev PC; 1326-P11 Rev P; 1326-E01 Rev P; 1326-E02 Rev P; 1326-E03 Rev P; 1326-E04 Rev P; 1326-E00 Rev P; 1326-E07 Rev P; 1326-E08 Rev P; 1326-E09 Rev P; 1326 -E10 Rev P; 1326-L01 Rev P (o/s map).

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

Informative(s):

1 Reasons for granting permission.

The proposed amendments are considered to be acceptable, and do not detract from the approved scheme. The amendments involve positioning the roof lights within close proximity to the originally approved locations. The changes will improve the cohesiveness of the roof design as a whole, given the east and west elevations of the roof will have the same roof light locations. By virtue of scale and location of the roof lights, the changes will not introduce further amenity impacts.

No objections have been received following statutory notification of the application. The site's planning history has been taken into account in coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Holly Lodge Estate Conservation Area in accordance with 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 proposal 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 proposal also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 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 09/09/2014 under reference number 2014/4227/P and is bound by all the conditions attached to that 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment