

Mr Christopher Wickham
Christopher Wickham Assocs
35 Highgate High Street
London
N6 5JT

Application Ref: **2015/0231/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

29 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat 1
100 Fellows Road
London
NW3 3JG

Proposal: Variation of condition 3 (approved plans) of planning permission 2014/5327/P dated 21/11/2014 (for erection of rear extension at ground floor level with terrace) namely to enlarge terrace and erect privacy screen.

Drawing Nos:

Superseded - 1155.01.12(C), 1155.02.11(G), 1155.03.11(C)
Revised - 1155.01.12(D), 1155.02.11(H), 1155.03.11(D)

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

- 1 Condition 3 of the planning permission ref 2014/5327/P granted on 21/11/2014 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 1155.01.04(A); 1155.01.05(B); 1155.01.12(D); 1155.01.13(B) 1155.01.14(D) 1155.02.11(H); 1155.03.11(D); 1155.03.13(F); 1155.01.01(os map)

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

Informative(s):

1 Reasons for granting permission.

The proposed amendment to the approved extension involves the enlargement of the roof terrace to provide a consistent depth of 2 metres across its width and the construction of a timber screen to provide privacy between the new terrace at the application site and the existing terrace at 100A Fellows Road. The screen would have a height of circa 1800mm and constructed of timber panels sympathetic to the surrounding area. The adjoining property, Flat 2, 100 Fellows Road has permission (ref. 2014/6647/P) for a terrace with a privacy screen along the boundary with the application site and is under construction at time of site visit. The proposal would match the depth of the adjoining terrace. Furthermore, the rear garden is surrounded by mature trees and would therefore not be highly visible from surrounding properties. The green roof would be omitted from the plans. Whilst it would be preferred that the green roof remained, as it would be of a relatively small size, and is not a characteristic of the area, its loss is not considered to be reason to refuse the application. As such, the amendment would be minor in nature and not visible from the public realm.

The proposed amendments, by reason of the size and height of the privacy screen and the orientation of the buildings would not impact the adjoining properties by reason of overlooking, sense of enclosure, or loss of light.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving 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 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 proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act, varying condition 3 of the previous planning permission, is subject otherwise to the same terms, drawings, conditions and obligations 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



Ed Watson
Director of Culture & Environment