

Mr Andrea Carbogno  
Belsize Architects Ltd  
48 Parkhill Road  
London  
NW3 2YP

Application Ref: **2014/7005/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

22 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:

**Fitzjohns House**  
**46 Fitzjohns Avenue**  
**London**  
**NW3 5LU**

Proposal:

Variation of condition 1 (approved plans) of planning permission 2012/2793/P dated 25/07/2012 (alterations during construction of permission 2007/6230/P), namely to create a patio at basement level of House B, install timber enclosures to the front elevation, reduce size of rooflights in front of each property, alterations to the windows, increase height of boundary wall with 3 Nutley Terrace, replace glazed element at 3rd floor with rendered wall and install a rooflight to 3rd floor of House A.

Drawing Nos: Superseded Plans: 5NT\_P101, 5NT\_P102, 5NT\_P103, 5NT\_P201, 5NT\_P202, 5NT\_P203, 5NT\_P204, 5NT\_P301, 5NT\_P302,

Revised plans: 5NT/FP101, 5NT/FP102, 5NT/FP103, 5NT/FP201, 5NT/FP202, 5NT/FP203, 5NT/FP204, 5NT/FP301 and 5NT/FP302

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 no.1 of planning permission 2012/2793/P shall be replaced with the following condition:

REPLACEMENT CONDITION 1

The development hereby permitted shall be carried out in accordance with the following approved plans: (prefix 5NT) (Dated January 2007) S101A; S201A; S301A; X101A; Arboricultural Report; Rainwater Storage Specification; Site Layout analysis for Daylight and Sunlight (prefix 5NT) (Dated May 2012) 5NT/FP101, 5NT/FP102, 5NT/FP103, 5NT/FP201, 5NT/FP202, 5NT/FP203, 5NT/FP204, 5NT/FP301 and 5NT/FP302, Noise assessment produced by 'paceconsult' dated 27th February 2012.

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

- 2 For the purposes of this decision, the following condition shall be added to planning permission 2012/2793/P:

CONDITION 8

Within 6 months of the date of this decision notice, full details of the soft landscaping to be used within the hereby approved planters which top the electric and gas meters shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and obligations as attached to the previous planning permission reference 2012/2793/P.

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', written in a cursive style.

Ed Watson  
Director of Culture & Environment