

Ms Tracey Rust

TJR Planning
Suite 3
The Mansion Wall
Hall Drive
Aldenham
Hertfordshire
WD25 8BZ

Application Ref: **2015/1455/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

23 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
4/4A Wadham Gardens
London
NW3 3DP

Proposal: Variation of condition 3 (approved drawings) of planning permission 2014/4948/P dated 17/02/2015 (for conversion of house and annex to a single dwelling including the enlargement of existing basement and erection of first floor extension) namely to allow replacement of first floor windows with bay window to existing rear elevation and rear bay window to approved first floor extension.

Drawing Nos:
Superseded: 582/P/022 P1; 582/P/023 P1; 582/P/025 P1; 582/P/031 P1; 582/P/032 P1;

Proposed: 582/P/022 P3; 582/P/023 P3; 582/P/025 P3; 582/P/031 P3; 582/P/032 P3;

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.3 of planning permission 2014/4948/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: Site location plan; 582/P/002 P2; 582/P/003 P1; 582/P/004 P1; 582/P/005 P1; 582/P/006 P1; 582/P/007 P1; 582/P/010 P1; 582/P/011 P1; 582/P/012 P1; 582/P/013 P1; 582/P/020 P1; 582/P/021 P1; 582/P/024 P1; 582/P/030 P1; 582/P/033 P1; 582/P/034; 582/P/014; Structural Engineering Report and Subterranean Construction Method Statement (including BIA) dated July 2014; Ground movement report dated 14/1/15; Arboricultural impact assessment dated 2nd July 2014. 582/P/022 P3; 582/P/023 P3; 582/P/025 P3; 582/P/031 P3; 582/P/032 P3;

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

Informative(s):

1 Reasons for granting permission.

The application would add a rear bay window to the previously consented first floor extension (2014/4948/P) and would also add a first floor bay window to the main rear elevation of the property. The proposed rear bay window to the approved first floor extension would match the form of the existing ground floor bay and the proposed timber sash windows would line up with the windows below. The roof raised up by 1 sheer storey (consented under the previous application) would be extended out over the bay. The form of the proposed roof would be appropriate to the host property. The replacement of first floor windows and French doors with bay window to the main rear elevation would be sympathetic to the host property. The form of the proposed lead roof above the bay is consistent with the existing character of this 'Willetts style' house and would be a sensitive alteration to the rear elevation. The alterations would only be readily visible from the rear garden of the host property and therefore would have very limited impact on the wider conservation area. The proposed alteration would not harm neighbouring amenity in terms of overlooking or loss of daylight or 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 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 effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions 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

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

Ed Watson
Director of Culture & Environment