

Mr Alessio Cuozzo
JAA
193 Fellows Court
Weymouth Terrace
Hackney
London
E2 8LQ

Application Ref: **2015/1550/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

2 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
119 Canfield Gardens
London
NW6 3DY

Proposal:
Variation of condition 2 (approved plans) of 2012/6892/P, 18/02/2013, for; Variation of condition 2 (approved plans) and discharge of conditions 3 and 4 of planning permission dated 25/05/2012 [Ref: 2011/3875/P and appeal APP/X5210/A/11/2165313] for erection of single-storey rear extension with internal courtyard) in connection with existing ground floor flat, namely to allow an increased width of 400mm to the extension.

Drawing Nos: Revised plans: 108-010B2-Proposed Ground Floor Plan, 108-011B-Proposed Roof Plan, 108-012B-Proposed Side Elevation, 108-013C-Proposed Rear Elevation.

Superseded plans: 108-010A-Proposed Ground Floor Plan, 108-011A-Proposed Roof Plan, 108-012A-Proposed Side Elevation, 108-013A-Proposed Rear Elevation

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



Condition(s) and Reason(s):

- 1 Condition 2 of the planning permission granted 18/02/2013 under reference number 2011/3875/P and appeal APP/X5210/A/11/2165313 shall be replaced by the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- 108-001A-Existing Ground Floor Plan, 108-002A-Existing Roof Plan, 108-003A-Existing Side Elevation, 108-004A-Existing Rear Elevation, 108-010B2-Proposed Ground Floor Plan, 108-011B-Proposed Roof Plan, 108-012B-Proposed Side Elevation, 108-013C-Proposed Rear Elevation, Design & Access Statement.

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 changes to the side, rear elevation and plot size are considered to be acceptable. The amendments involve an extension which extends to the side elevation building line with a new door on the side elevation. This is considered to be acceptable as there would be no increase in fenestration. No additional windows are added and as such this would not increase overlooking opportunities to the neighbour at 117 Canfield Gardens. The addition of pre-cast red concrete panels to match the existing brick work would be acceptable; the proposal is at the rear and would not be readily visible from public viewpoints. The neighbour at no. 117 has a large rear extension and this would be a similar height to what is proposed. The surface area for the originally approved sedum roof would be increased which would improve biodiversity. The proposed changes would appear secondary to the main building as it follows the existing building lines of the property. This is a characteristic of buildings in the area and was something the appeal decision sought to preserve.

One objection has been received following statutory notification of the application and has been received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead 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 namely increase in width of rear extension and shall only be read in the context of the substantive permission granted on 25/05/2012 under reference number 2011/3875/P appeal ref APP/X5210/A/11/2165313 and is bound by all the conditions 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.

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