

Miss Petra Rodrigues
HK Architects
Unit 7,
1 Old Nichol Street
London
E2 7HR

Application Ref: **2015/1956/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

10 July 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:
62 Hampstead High Street
London
NW3 1QH

Proposal:

Variation of condition 3 (approved plans) of planning permission 2014/1144/P dated 17/11/2014 (for the conversion of 3x bed maisonette into (2x1 bed and 1x2 bed) self-contained flats including new double glazed timber framed French doors as replacement for existing window in association with formation of a roof terrace and steel balustrade at first floor level rear) namely alteration to dormer window to form french doors including erection of steel balustrade plus formation of roof terrace at 4th floor level rear.

Drawing Nos: Drawings Superseded - 219.PL.15 A; 219.PL.16 A; 219.PL.18 B; 219.PL.19 B;

Revised/Proposed Plans - 219.PL.15 B; 219.PL.16 B; 219.PL.18 C; 219.PL.19 C;

Drawing Nos: Location Plan; 219.PL.02; 219.PL.03; 219.PL.04; 219.PL.05; 219.PL.06; 219.PL.07; 219.PL.08; 219.PL.09; 219.PL.10; 219.PL.11; 219.PL.12 A; 219.PL.13 A; 219.PL.14 A; 219.PL.15 B; 219.PL.16 B; 219.PL.17; 219.PL.18 C; 219.PL.19 C; Lifetime Homes, 219/2.01; Design & Access Statement.



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 granted on 17/11/2014 under reference number 2014/1144/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- [Location Plan; 219.PL.02; 219.PL.03; 219.PL.04; 219.PL.05; 219.PL.06; 219.PL.07; 219.PL.08; 219.PL.09; 219.PL.10; 219.PL.11; 219.PL.12 A; 219.PL.13 A; 219.PL.14 A; 219.PL.15 B; 219.PL.16 B; 219.PL.17; 219.PL.18 C; 219.PL.19 C; Lifetime Homes, 219/2.01; Design & Access Statement.].

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

Informative(s):

- 1 The amendments are as follows: a] installation of new double glazed timber framed French doors as replacement for dormer window; b] erection of 1100mm steel balustrade; c] plus formation of roof terrace at 4th floor level rear.

The proposed alterations referred to above are considered acceptable in that they retain the rhythm and symmetry of the elevations, are subordinate in scale and design, and preserve the character of the host building and the conservation area. They are considered to be minor revisions to the approved scheme [1100mm high steel balustrade and 5sqm roof terrace which is similar to no.63] and do not materially alter the overall appearance of the scheme, its impact on neighbour amenity, or its mix and quality of residential accommodation.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 17/11/2014 under reference number 2014/1144/P. In the context of the permitted scheme, it is considered that the amendments would not have any further impact the building, street scene and Conservation Area or on nearby occupiers.

You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 17th November 2014 reference 2013/1669/P and is bound by all the conditions and obligations attached to that permission.

No objections have been received and the site's planning history was 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 conservation area, under s.72 (CA's) 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, CS15 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 7.2, 7.4, 7.6 of the London Plan 2011; and paragraphs 14, 17, and 56 -66, 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/or set out in the description on the application form, and shall only be read in the context of the substantive permission granted on 17th November 2014 under reference number 2013/1669/P and is bound by all the conditions and obligations attached to that permission.
- 3 Your attention is drawn to the fact that there is a separate [deed of variation] legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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