

Mr Daniel Rowland  
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W10 5XL

Application Ref: **2014/6908/P**  
Please ask for: **Neil Collins**  
Telephone: 020 7974 **4215**

13 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**33 Heath Hurst Road**  
**London**  
**NW3 2RU**

Proposal:  
Variation of condition 3 of planning permission 2014/2534/P for conversion of 3 flats to a GF 1 bed flat and a 4 bed maisonette set over all floors; single storey ground floor rear/side extension; installation of ground floor side facing window, two roof lights on rear roof slope and three on side facing roof slope.

Drawing Nos: PL- 002 Rev E; PL- 013 Rev E; PL- 014 Rev E; PL- 015 Rev E; PL- 016 Rev E; and PL- 020 Rev E

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

#### **Condition(s) and Reason(s):**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original permission, dated 02/07/2014 (Ref: 2014/2534/P).

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 Condition 3 of planning permission granted on 02/07/2014 under reference number 2014/2534/P 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 PL- 002 Rev E; PL- 013 Rev F; PL- 014 Rev F; PL- 015 Rev F; PL- 016 Rev E; and PL- 020 Rev E;

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

**Informative(s):**

- 1 Reason for granting permission

The Minor-Material Amendments to the design of the approved single-storey rear extension are considered to be acceptable as the amended design is high in design quality and appropriate to the host building and wider conservation area. The visual impact of the alterations has been fully considered, having special regard to the desirability of preserving or enhancing the character and appearance of the Hampstead Conservation Area, in accordance with section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed alterations to the fenestration and the reduction in size of the extension were considered to be an improvement upon the privacy and outlook enjoyed by neighbours and would result in less light spill. No objections have been received as a result of neighbour notification. The site's planning history was also taken into account when coming to this decision.

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 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

- 2 All conditions of planning permission ref: 2014/2534/P dated 02/07/2014 which required the submission of further details have been satisfied.

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', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment