

Mr. Michael Kozdon  
Wharmby Kozdon Architects  
136 Southwark Street  
London  
SE1 0SW

Application Ref: **2015/3130/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

20 July 2015

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**59A Bartholomew Road**  
**London**  
**NW5 2AH**

Proposal:  
Variation to condition 3 (development in accordance with approved plans) granted under reference 2014/7420/P dated 21/04/15.  
Drawing Nos: BR SK1; SK2; SK3; SK4; SK5; SK6A; SK7A

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/3130/P shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans- BR SK1; SK2; SK3; SK4; SK5; SK6A; SK7A

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



Informatives:

1 Reasons for granting permission.

A modest porch measuring approximately 1.6m in depth x 2.4m in width x 2.8m in height is proposed for the rear of a previously approved rear extension. It would be constructed from materials to match those already approved in the construction of the extension.

The proposal is considered to be acceptable in design terms, it is a minor addition which does not detract from the design or appearance of the approved extension or the host building. The development would have no impact on the amenity on any nearby property or be harmful to the character of the conservation area.

No objections have been received and the site's planning history was 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 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 policy CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposal also accords with policies 7.15 of the London Plan (2015) consolidated with alterations and NPPF paragraph 126, 127 and 128.

- 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 (and obligations where applicable) 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).
- 3 You are advised that this permission relates only to the changes to the ridge roof only and shall only be read in the context of the substantive permission granted on 07/07/2015 under reference number 2015/3130/P 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment