

Mr. Francis Uzoiri
Mr. Francis Uzoiri
53 Illingworth
Windsor
Berkshire
SL4 4UP

Application Ref: **2015/2965/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

20 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
105 College Place
London
NW1 0DR

Proposal:
Variation to condition 3 (approved plans) granted under reference 2015/4560/P dated 15/09/2015 (Replacement of existing rear dormer with new dormer including new French doors and window) to install roof light to rear roof and rear dormer and change in materials of roof.

Drawing Nos: Superseded: 10a

Proposed: 200; 201

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 purpose of this decision, condition no.3 of planning permission 2014/4560/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; 02a; 200; and 201.

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

Informative(s):

- 1 When viewed from the rear, the proposed change in roof materials and proposed roof light on the rear dormer would not be visible from normal views by virtue of the proposed amendments being positioned on a flat roof at third floor level to the rear. Whilst the proposed roof light on the sloped roof to the rear would be visible, it is not considered that it would significantly alter the impact of the proposal on the character or appearance of the approved alterations to the extension. The amendments would not alter the impact of the proposal on the character or appearance on the host building, wider area, or on the amenity of adjoining occupiers.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 15/09/2014 under reference number 2014/4560/P. In the context of the permitted scheme, it is considered that the amendments would have only a minor material effect on the approved development.

- 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).

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

