

Mr Oliver Riviere  
Patalab Architecture  
15 Garrett Street  
London  
EC1Y 0TY

Application Ref: **2015/3378/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

13 August 2015

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**29 Meadowbank**  
**London**  
**NW3 3AY**

Proposal: Variation of condition 3 (approved drawings) of planning permission 2014/7094/P dated 23/01/2015 (for infill of existing recessed front porch), namely to insert glass panel adjacent to front entrance door

Drawing Nos:

Superseded Drawings: Proposed ground and first floor plans - PA3010 Rev 00; Proposed front and rear elevations - PA3110 Rev 00.

Revised Drawings: Proposed ground and first floor plans - PA3010 Rev 01; Proposed front and rear elevations - PA3140 Rev 02.

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 2014/7094/P dated 23/01/2015 shall be replaced with the following condition:

#### REPLACEMENT CONDITION NO. 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan - A1000 Rev 00; Existing ground and first floor plans - A1010 Rev 00; Existing second and third floor and roof plan - A1012 Rev 00; Existing front and rear elevations - A1100 Rev 00; Proposed ground and first floor plans - PA3010 Rev 01; Proposed second, third floor and roof plans - PA3012 Rev 00; and Proposed front and rear elevations - PA3140 Rev 02.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposal is for an amendment to planning permission 2014/7094/P, namely for the insertion of a glass panel next to the front entrance door. Though there have been a number of infill extensions in Meadowbank as a whole, there is no consistent treatment to the front elevations which are characterised by a variety of different types of front entrance doors, some with side panels and some without. The smaller terrace of which no. 29 is part is also characterised by different windows and doors. Given this, and the minor nature of the amendment, it is considered that in terms of design, scale and materials to be used, the proposed amendment would not result in harm to the character or appearance of the host building or wider terrace, and therefore would be acceptable.

The proposal is not considered to have an unacceptable impact on the privacy or other amenities of any adjoining or nearby properties.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were 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 and DP26 of the London Borough of Camden Local Development Framework Development Policies, policies 7.4 and 7.6 of the London Plan March 2015 consolidated with alterations since 2011 and paragraphs 14, 17, and 56 -67 of the National Planning Policy Framework.

- 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 and conditions 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment