

Mr Luigi Montefusco
LBMVarchitects
27 Elizabeth Mews
London
NW3 4UH

Application Ref: **2014/7312/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

13 August 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:
35 Buckland Crescent
London
NW3 5DJ

Proposal:

Variation of condition 3 (approved plans) of planning permission 2014/1096/P dated 02/05/14 (for; 'conversion of existing raised and lower ground floor maisonette and excavation of a new basement to create a two bedroom flat at raised ground level and three bedroom maisonette at ground floor and basement levels; works to include the demolition of the existing rear ground floor extension and the creation of a new rear extension at ground floor level), namely alteration to glazing, rooflights and cladding.

Drawing Nos:

Superseded: 35BC/DC/P1/D; 35BC/DC/P2/D; 35BC/DC/P3/B; 35BC/DC/P4/C;
35BC/DC/P7/C; 35BC/DC/P5/C; 35BC/DC/P6/C; 35BC/DC/P9/B; 35BC/DC/P10

Proposed: A2001; A2002; A2003; A2004; A2005; A2006; A2008; A2009

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 2014/1096/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; 35BC/DC/E1/B; 35BC/DC/E2/B; 35BC/DC/E3/B; 35BC/DC/E4/B; 35BC/DC/P8/B; Basement Impact Assessment JB15296.1; Arboricultural Impact Assessment February 2014; A2001; A2002; A2003; A2004; A2005; A2006; A2008; A2009

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

Informative(s):

- 1 Reason for granting permission

The proposed amendment consists of an alteration to the fenestration detail and materials including frameless glazing and stone cladding.

The simplified design of the glazing is sympathetic to the host property and would not detract from the appearance of the host property. The repositioning and enlargement of the rooflights and the omission of the green roof would not significantly alter the appearance of the proposed extension. The proposed Portland stone cladding on the side and rear elevation (rather than zinc cladding) of the extension would have an acceptable relationship with the brickwork of the host property. The proposed alterations are not considered to be harmful.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 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, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 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, 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

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

Ed Watson
Director of Culture & Environment