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Application Ref: **2015/2553/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

26 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**16 Elsworthy Road**  
**London**  
**NW3 3DJ**

Proposal:  
Variation of approved plans in relation to conditions 3 & 4 of planning permission 2012/4009/P for; Alterations to front boundary treatment and landscaping of front garden to create combined vehicular and pedestrian entrance and 1 x off-street car parking space in connection with existing residential dwelling (Class C3), namely changing location of carpark space.

Drawing Nos: 16ELS-001 Revision P1, 16ELS-900 Revision P4.

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, conditions 3 and 4 of planning permission granted on 26/11/2012 under reference number 2012/4009/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:

16ELS-001 Revision P1, 16ELS-900 Revision P4.

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

#### REPLACEMENT CONDITION 4

The front forecourt must be laid out in accordance with plan no. 16ELS-900 Revision P4, providing an intensive lawn and parking for 1 car space only and used for no other purpose.

Reason: To ensure that the use of the front forecourt does not provide parking for more than 1 car space and the provision of adequate soft landscaping is complied with, which would be in accordance with policy CS5 and CS11 if residential of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 26/11/2012 under reference number 2012/4009/P and is bound by all the conditions attached to that 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

