

Mr Michael Wiseman  
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Application Ref: **2015/3541/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

26 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**15 C West Heath Road**  
**London**  
**NW3 7UU**

Proposal:  
Variation of condition 3 (approved plans) of planning permission 2015/0562/P dated 31/03/2015 for (the erection of single storey rear extension) namely, revision to the detailed design of the proposed extension along the boundary of flat B, changes to the proposed roof and the erection of an external canopy.  
Drawing Nos: Superseded Drawings: 114-024-03D (sheets 1-5).

Drawings for approval: 14-024-03 F (sheet 1 to 5), 14-024-01 B (sheet 1 to 7) and Design and Access Statement dated June 2015.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.



Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted must be begun not later than the end of three years from the date of the original permission dated 17/03/2015 (Ref: 2015/0562/P).

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 3 Condition 3 of the planning permission granted on 17th March 2015 under reference number 2015/0562/P shall be replaced by the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: 14-024-03 F (sheet 1 to 5), 14-024-01 B (sheet 1 to 7) and Design and Access Statement dated June 2015.

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

#### Informative(s):

- 1 Reasons for granting permission

Planning permission is sought for changes in design of the proposed single storey rear extension that was granted planning consent reference 2015/0562/P dated 31/03/2015. The amendment relates to the design and setting of the rear extension along the boundary with Flat 15B together with the proposed material used. The extension would be reduced by 0.6m in width and depth which would introduce an overhang. A large proportion of the flank wall would be replaced with sliding glass doors. The glass roof would be replaced with a single membrane flat roof, powder coated fascias and trims to match the windows. The door would be either stained timber or powder coated aluminium doors. The proposed contemporary glass extension would contrast with the modern brick building. The proposed changes are relatively minor in comparison to the original application. As such, there would not be a detrimental impact to the overall character of the host building.

Neighbouring occupiers were consulted on the application and no objection was received prior to making this decision.

Attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LBs) and s.72 (Ca's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015; and paragraphs 14, 17, 56-66 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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

