

Mr Nick Panayiotou
P&P Architects
95 Kentish Town Road
London
NW1 8NY

Application Ref: **2015/3829/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

7 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat 3
41 Lady Margaret Road
London
NW5 2NH

Proposal:

Variation of condition 3 (approved plans) of planning permission (2014/5951/P dated 09/12/2014 for: the erection of dormer extension with terrace to the rear elevation) namely, revision to the detailed design of the proposed fenestration of the dormer extension.

Drawing Nos: Superseded Drawing: 14-137-05 REVA,

Drawing for approval 14-137-15.

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 granted on 09/12/2014 under reference number 2014/5951/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: Location plan; 14-137-01, 14-137-03, 14-137-04, 14-137-06, 14-137-07 REVA, 14-137-08 and 14-137-15.

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

Informative(s):

1 Reasons for granting permission

The proposed alteration to the dormer extension to the rear elevation at roof level involves the replacement of the double door and windows with full length windows and a single glazed door. The proposed door and windows would be timber framed that would match the design characteristic of the lower floor windows. As such, would not have an adverse visual impact on the host building or wider conservation area.

Given the nature of the works it is unlikely that the proposed windows and doors would contribute to any additional impact on the residential amenities of the neighbouring properties.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 March 2015, consolidated with alterations since 2011; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 09 December 2014 reference 2014/5951/P and is bound by all the conditions and obligations attached to that permission.

3 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).

4 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).

- 5 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 Noise and Licensing Enforcement Team, 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.

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