

Mr. Eli Osborne
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EC2A 4NE

Application Ref: **2015/4090/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

4 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
40 Sherlock Road
London
NW3 2HS

Proposal:
Variation of condition 3 (approved plans) of planning permission 2014/3543/P granted 07/08/2014 (for the erection of front dormer window to flat), namely to increase the width of the proposed dormer window.

Drawing Nos: Superseded: SR03E, SR01PE, SR02PE, SR05P, SR06P, SR01OS, SR01P, SR02P, SR01E, SR03P, SR01S, SR02S.

Revised: SR03ENEW, SR01PE, SR02PE, SR05P, SR06P, SR01OS, SR01P, SR02P, SR01E, SR03P, SR01S, SR02S.

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 2014/3543/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- SR03ENEW, SR01PE, SR02PE, SR05P, SR06P, SR01OS, SR01P, SR02P, SR01E, SR03P, SR01S, SR02S.

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

Informative(s):

- 1 The proposed amendments are considered to be acceptable, and do not detract from the approved scheme. The proposal seeks to remove the existing front rooflight and increase the width of the proposed front dormer from 3m to 4.28m, with no changes to the height and depth of the dormer as previously approved. Although larger in size, the proposed dormer would still be set in by approximately 70cm from the party wall with no. 38, in accordance with Camden Planning Guidance. The proposed dormer would appear more centrally positioned on the roofslope in line with the position of the windows of the lower floors, and is therefore considered a complementary addition to the host property.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 07/08/2014 under reference number 2014/3543/P. In the context of the permitted scheme, it is considered that the amendments would have only a minor material effect on the approved development.

One comment has been received from a neighbouring property regarding disruption from building works, however, this is not relevant to the assessment of whether the building works are minor material amendments.

Given the nature of the works the proposal is unlikely to contribute to any additional impact on the residential amenities of the neighbouring and nearby properties.

- 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', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment