

Mr Richard Penman
martyn clarke architecture
78 Crouch Hill
London
N8 9EE

Application Ref: **2015/3882/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

29 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
73 Constantine Road
London
NW3 2LP

Proposal: Variation of condition 3 (approved plans) of planning permission 2014/0617/P dated 22/01/2015 for excavation to provide new basement floor including rear lightwell, erection of a two storey side infill extension and new windows to front bay window, namely to alter design of rear extension.

Drawing Nos:
Superseded Drawings: 73Cnstn/13/05; 06; 07; 08; Design and Access Statement all dated January 2014;
Drawings for approval: 6223_02_100; 6223_02_101; 6223_03_101; 6223_02_102; 6223_02_103; 6223_02_104; 6223_02_201; 6223_02_301:

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



2014/0617/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-

73Cnstn/13/01 ; 02; 03; 04; 6223_02_100; 6223_02_101; 6223_03_101; 6223_02_102; 6223_02_103; 6223_02_104; 6223_02_201; 6223_02_301; OS Plan; Arboricultural Report by Crown Consultants dated 24 January 2014; Construction Management Plan; Revised Basement Impact Assessment by CGL dated November 2014.

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

Informative(s):

- 1 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