

Mr Thomas Gliszczynski
TAG ARCHITECTS
14 Belsize Crescent
London
NW3 5QU

Application Ref: **2015/4364/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

2 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
12 Millfield Lane
London
N6 6JD

Proposal:

Variation of condition 3 (approved plans) of planning permission 2014/3501/P dated 23/07/2014 (for erection of a replacement ground floor extension to rear and side and erection of front porch and side bay window), namely to revise size and design of side extension and alterations to front garage doors.

Drawing Nos: Superseded P1C, P2D, P3D, P4D, P5A, P6D, P7A, P8A, P9AB, P51C, P71 and Design and Access Statement.

Proposed P1E, P2I, P3H, P4H, P5D, P6F, P7B, P8C, P9D, P51C, P61E, P71C and Design and Access Statement Revision A (28.07.2015).

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

Condition(s) and Reason(s):

- 1 Condition 3 of the planning permission granted on 23rd July 2014 under reference number 2014/3501/P shall be replaced by the following condition:



The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, S1A, S2C, S3A, S4C, S5A, S6A, S7, S8, S9, S20, S21, S51, S61A, S71, P1E, P2I, P3H, P4H, P5D, P6F, P7B, P8C, P9D, P51C, P61E, P71C and Design and Access Statement Revision A (28.07.2015).

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

Informative(s):

- 1 The proposed changes involve the reduction in size of the side and rear extension with the side extension being a conservatory just 1.1metres wide. This would allow for retention of a larger proportion of garden. Also proposed is the installation of new garage doors. The changes are considered to be minor in comparison to the approved scheme and would not be detrimental to the appearance of the host building or the character and appearance of the Highgate Conservation Area.

The proposals would not harm the residential amenity of neighbouring occupiers.

Neighbouring occupiers were consulted on the application and one comment received and duly taken into account. The site's planning history was taken into account in coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are 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 and 7.6 of the London Plan March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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 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', written in a cursive style.

Ed Watson
Director of Culture & Environment