

Miss Marian Twenefoo
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Hamilton House
London
WC1H 9BB

Application Ref: **2015/4653/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

12 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
11B Parkhill Road
London
NW3 2YH

Proposal:
Variation of condition 3 (approved drawings) of planning permission 2015/2375/P dated 14/07/2015 (for erection of single-storey lower ground floor extension and rear window alterations); namely for erection of glass balustrade on northern side elevation following the removal of existing timber privacy screen.

Drawing Nos:
Superseded: 290_00_07.

Approved: 290_00_01, 290_00_100, 290_00_02, 290_00_03, 290_00_06, 290_00_07 (dated 06.15); (Proposed - Section Sandblasted Glass & Ground floor plan Sandblasted Glass) & 290_00_08; Design & Access Statement, FT Architects.

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



14/07/2015 under reference number 2015/2375/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: 290_00_01, 290_00_100, 290_00_02, 290_00_03, 290_00_06, 290_00_07 (dated 06.15); (Proposed Ground floor plan & Proposed Section Glazed balustrade) & 290_00_08; Design & Access Statement, FT Architects.

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

Informative(s):

1 Reasons for granting permission.

The shared boundary fence between nos. 11 and 13 measures 2.0m (h). The recently removed garden timber privacy screen measured [from garden level] 3.1m (h) x 5.8m (d) where it abutted the host building; and projected 1.0m above the existing boundary fence. The proposed replacement sand blasted glazed balustrade would project 800mm above the existing fence. It would be erected adjacent the staircase which provide access to the rear garden and the shared boundary with no.13 Parkhill Rd. It is of light-weight appearance and is considered acceptable as it would not compromise the appearance of the host building. The balustrade is considered subordinate in scale and design; and preserves the character of the host building and the conservation area.

Amenity - The proposed sandblasted [obscure] glazed balustrade would function as a privacy screen whilst safeguarding neighbour amenity. There would be no loss of day/sunlight or loss of privacy; and is considered acceptable.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 14/07/2015 under reference number 2015/2375/P. In the context of the permitted scheme, it is considered that the amendments would not have any further impact the building, street scene and Conservation Area or on nearby occupiers.

No objections have been raised in relation to the application. The application site's planning history and relevant appeal decisions were taken into account when 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, 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 7.2, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 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 (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