

Mr Ming Ko
Ko and Partners Architects
72A Disraeli Road
London
SW15 2DX

Application Ref: **2015/4666/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

25 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
1C Oakhill Avenue
London
NW3 7RD

Proposal:
Variation of condition 3 (approved plans) of planning permission 2015/0026/P dated 11/03/2015 for alterations to pattern of rear doors.
Drawing Nos: Location plan; 426-A-001 B; -002 A; -003 A; -004 A; -005 A; -006 A; -007 A; K 12 14-BG; K 12 14-S; K 12 14-E(S1); K 12 14-E(S2); & Design and Access Statement.

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 2015/0026/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; 426-A-001 B; -002 A; -003 A; -004 A; -005 A; -006 A; -007 A; K 12 14-BG; K 12 14-S; K 12 14-E(S1); K 12 14-E(S2); & Design and Access Statement.

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

Informative(s):

1 Reasons for granting permission

The proposed amendment, namely the alteration of the window pattern at the rear, is considered to be minimally different to the approved scheme. Given its location at the rear and its minor nature, the change would not significantly alter the appearance of the building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11/03/2015 under ref: 2015/0026/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the 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 7.4, 7.6 and 7.8 of the London Plan 2015; 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 (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 flourish at the end.

Ed Watson
Director of Culture & Environment