

Mr Ross McDonald
Alison Brooks Architects
Unit 610 Highgate Studios
53-79 Highgate Road
London NW5 1TL

Application Ref: **2015/4685/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

1 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
28 Belsize Lane London NW3 5AB

Proposal:

Variation of condition 4 (windows on 1st and 2nd floor side elevations to be obscure glazed and fixed shut) of planning permission 2010/3112/P dated 23.3.11 (renewal of permission for the erection of a new 3-storey plus basement dwelling house), to allow windows to be tilt-and-turn with obscured glazing and restricted openings.

Drawing Nos: 2214-0001, 0113R3, 0114R2, 0212R4, 0214R3, SK102, Schuco restrictor specifications, email from Ross McDonald dated 24.11.15

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

Condition(s) and Reason(s):

- 1 Condition no.4 of planning permission dated 23.3.11 ref 2010/3112/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The proposed two 1st floor windows on the east side wall and the proposed two 1st floor bedroom windows and 2nd floor study window on the west side wall shall be obscure glazed below a point 1.7m high above finished floor level and inward



opening by a maximum of 100mm, as shown on the details hereby approved, prior to first occupation of the house; they shall be permanently retained and maintained as such thereafter. The proposed restrictor mechanisms shall be provided to all the opening windows in accordance with the details hereby approved and retained permanently.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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