

Mr. John Cameron
Cameron Louro Ltd
170 Avenue Road
London
W3 8QQ

Application Ref: **2015/6051/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

16 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
1 Norfolk Road
London
NW8 6AX

Proposal:
Variation of condition 2 of appeal ref. APP/X5210/A/13/2190084 allowed on 18/06/13 [planning permission ref. 2012/2720/P] for erection of 3 storey building with double basement for use as a single-family dwellinghouse (Class C3) (following demolition of existing dwellinghouse), namely elevational changes to the design of the house including alterations to fenestration and reducing the ridge height.

Drawing Nos: 100 D, 101 D, 102 D, 103 D, 104 D, 105 D, 106 D, 107 D, 108 D, 109 D, 110 D, 111 D, 112 D, 113 D, 114 D, 115 D, 116 D, 117 D, 118 C, 111 D, 109 D, 112 D, 110 D, 100 D [All Ben Penarth & Associates drawings].

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

Condition(s) and Reason(s):

- 1 Condition 2 of the appeal allowed on 14th June 2013 under reference number APP/X5210/A/13/2190084 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, (as proposed:) 100 D, 101 D, 102 D, 103 D, 104 D, 105 D, 106 D, 107 D, 108 D, 109 D, 110 D, 111 D, 112 D, 113 D, 114 D, 115 D, 116 D, 117 D, 118 C.

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

Informative(s):

- 1 The proposed changes include alterations to the fenestration on all elevations, minor reduction in ridge height and other minor amendments to the design of the building. There are no changes to the height, size and location of the building within the site. The alterations to the fenestration and overall design are for aesthetic reasons and aim to improve the appearance of the building. This is considered acceptable.

The site is not located in a conservation area and the changes are considered to be minor in comparison to the approved scheme. The alterations are visible from the public realm but are not considered to harm the appearance of the development or area. The changes are considered to have a limited impact on the character and appearance of the resulting development. The details comply with the Council's policies and guidance for design alterations.

There would be no increased overlooking as a result of the proposals. The proposals would not harm residential amenity of neighbouring occupiers.

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

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategies, and policies DP24 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 and S. 106 obligations as attached to the previous planning permission.

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