

Mr Garry Hutchinson
Future Planning and Development
28 Queen Street
London
EC4R 1BB

Application Ref: **2016/0221/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

22 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
9 Grafton Road
London
NW5 3DX

Proposal: Variation of condition 3 (approved plans) of planning permission 2015/5628/P dated 30/11/2015 (for construction of rear extension at ground, first and second floor levels and minor alterations to rear elevation) namely to increase the depth of the approved first floor extension by 0.43m and installation of obscure glazed vertical strip window at first floor to the south east elevation.

Drawing Nos:

Superseded Plans:
Planning, Design & Access Statement, 15.02.11C and 15.02.10D.

Revised Plans:
Planning, Design & Access Statement January 2016, 15.02.11D and 15.02.10E.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:



- 1 For the purposes of this decision, Condition 3 of planning permission granted on 30/11/2015 under reference number 2015/5628/P shall be replaced by the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning, Design & Access Statement January 2016, 15.02.11D and 15.02.10E.

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

Informatives:

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 30/11/2015 under reference number 2015/5628/P and is bound by all the conditions attached to that 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).

- 2 Reasons for granting permission:

The proposed changes are considered to be minor in nature and acceptable in this context. The additional depth of the first floor extension is modest and the materials would match those originally approved. The side elevation window is narrow and not visible from the streetscene and would therefore preserve the character and appearance of the conservation area.

The proposed changes are also considered acceptable in terms of amenity. Whilst the depth of the extension would be increased by 0.43m it is not considered this would result in unacceptable loss of light, outlook or any privacy issues for the adjacent neighbours. The additional window in the side elevation would be obscurely glazed to prevent any loss of privacy.

Neighbouring occupiers were consulted on the application, a press notice and site notice were displayed and no objections were received in relation to the proposal. 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 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

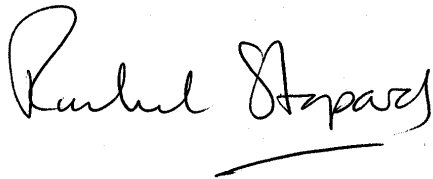
Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment