

Yemi Aladerun
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Ground Floor
Millbank
London
SW1P 4QP

Application Ref: **2015/7035/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

11 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Fitzroy Road
London
NW1 8TX

Proposal:

Variation of condition 3 (approved plans) of planning permission (2015/5029/P) for: External alterations to the two storey rear extension and lowering of part of basement floor by an additional 210mm Granted on 01/12/2015, namely, lowering of the internal floorspace between the WC and the store area to the front elevation at basement level by 210mm.

Drawing Nos: Drawing Nos: Superseded drawings: AL (1)202, AL (1)203 and AL (1)204.

Drawings for approval: EX (00) 20 REVA, EX (00) 11 REVA, EX (00) 10 REVA, EX (00) 01 REVA, PL (02)01 REVA, PL (02)10 REVA, PL (02)11 REVA, PL (02)20 REVA, Design and Access Statement dated 09th December 2015, Price & Myers Consulting Engineers letter dated 11/11/15 ref 24420/4/RB, Underpinning Diagram SK012A from Price and Myers, Watkinson and Cosgrave letter dated 9/11/15 ref PS/pt.

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

Condition(s) and Reason(s):



- 1 Condition 3 of the planning permission granted on 11th October 2014 under reference number 2014/3476/P shall be replaced by the following condition:

EX (00) 01 REVA EX (00) 10 REVA, EX (00) 11 REVA, EX (00) 20 REVA, PL (02)01 REVA, PL (02)10 REVA, PL (02)11 REVA, PL (02)20 REVA PL(00)01B, PL(00)10B, PL(00)11B, PL(00)20B; Price & Myers Consulting Engineers letter dated 11/11/15 ref 24420/4/RB, Underpinning Diagram SK012A from Price and Myers, Watkinson and Cosgrave letter dated 9/11/15 ref PS/pt.

Informative(s):

- 1 The proposed lowering of the part of the approved basement floor by an additional 210mm would represent a combined depth of 410mm when considering the previously approved application 2014/3476/P; the submitted statements and diagram from qualified engineers confirm that although some underpinning work would be required, the works would not have an adverse effect on the stability of the adjacent properties, on ground water or surface water movement. It is considered that the additional depth of 210mm is minimal and would not materially impact on the hydrological and geological conditions here.

The proposed internal works would not harm the appearance of the host building or Conservation Area and would not have a visual impact on the host building nor would the lowering of the floor level have any further impact on neighbour amenities. The proposed internal works would not create any loss of sunlight, daylight or increased sense of enclosure to any neighbouring occupiers. This is similarly true for privacy as it is reasonably assumed that occupants would not be able to view over the boundary wall and into the rear of neighbouring properties.

One objection and one comment were received prior to making this decision and have been duly taken into consideration. The 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.66 and s.72 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 March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, and 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

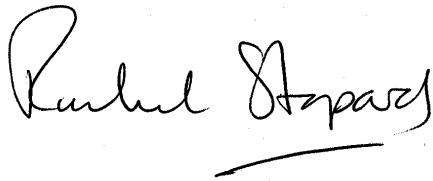
period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 'Rachel Stopard', with a horizontal line drawn underneath the name.

Rachel Stopard
Director of Culture & Environment