

Mr Craig Rosenblatt  
Craig Rosenblatt  
12b Chichele Mansions  
Chichele Road  
NW2 3DG

Application Ref: **2016/1072/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

24 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**34 Burrard Road**  
**London**  
**NW6 1DD**

Proposal:  
Variation of condition 3 (approved plans) of planning permission 2015/4573/P dated 15/09/2015 (Erection of a single storey side and rear extension and alterations to fenestration to rear dormer), namely to alter the rear wall from a pitched to a flat parapet wall design, change from brick to render on side elevation, new bi-folding door and alteration in glazed rooflight arrangement to the rear extension.

Drawing Nos:  
P001 RevB, P002 RevB, P003 RevB.

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 3 of planning permission granted on



15/09/2015 under reference number 2015/4573/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:

X000,X001,X002,X003,P001RevB, P002RevB, P003RevB.

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

#### Informative(s):

1 Reason for granting.

The proposed change in the rear wall to parapet and change from brick to render on side elevation are considered to be minor in nature and acceptable in context. The new parapet wall, rear doors, rooflight and render would not be visible from the streetscene, they would not be dominant or incongruous alterations.

The proposed rear wall amendment is also considered acceptable in terms of amenity. The increase in height (500mm) of the previously approved extension is minor the total height would be 3060mm. As it is to the rear wall and the raised area would only be 440mm in depth, it is considered it would not result in any loss of light or outlook for the adjoining neighbours. The other changes due to location and nature of it would not create any amenity impact to the neighbours.

Neighbouring occupiers were consulted on the application, no objections were received in relation to the proposal. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS17 of the London Borough of Camden Local Development Framework Core Strategy 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67 of the National Planning Policy Framework.

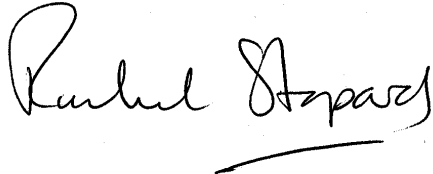
2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 15/09/2015 under reference number 2015/4573/P and is bound by all the conditions 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).

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 the name.

Rachel Stopard  
Director of Culture & Environment