

Mr Marco Braghioli  
Marco Braghioli  
2 Magistrate House  
Market Place  
Brentford  
London  
TW8 8FJ

Application Ref: **2016/0196/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

3 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**111A King Henry's Road**  
**London**  
**NW3 3QX**

Proposal:  
Variation of condition 3 (approved plans) of planning permission 2014/4359/P dated 29/10/2014 (Erection of a single storey side and rear extension and single storey outbuilding within the rear garden), namely to relocate outbuilding 1 metre away from rear boundary and install slim line double glazed windows.

Drawing Nos: Superseded drawings: (056\_) 00B, 01C, 02B, 03B, 04B, 05B, 06F, 08A, 01EXrevA, 02EXrevA, 03EXrevA, 04EX, 08EX

Drawings for approval: (25) 201P2, 202P2, 203P1

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 no.3 of planning permission 2014/4359/P shall be replaced with the following condition:



The development hereby permitted shall be carried out in accordance with the following approved plans. 201-REV-P2, 202-REV-P2, 203-REV-P2, 204-REV-P1, 206-P\* and 207-REV-P1

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

Informative(s):

1 Reasons for granting permission.

The repositioning of the studio would not result in any additional harm to the residential amenity for the neighbouring occupiers. The bulk and size of the studio is unchanged and as such the outlook for the adjoining occupiers will be similar to that originally approved. The full impact of the proposed studio has already been assessed.

The bin storage is proposed to be repositioned to the front of the property; currently situated to the side of the front entrance. Although the bin stores will be visible in the public realm, this is not in out of character with the existing street scene and the current position of the bin stores. Due to their position and surroundings, the proposed stores would have minimal impact on the amenities of neighbours.

The proposed changes originally included double glazed windows on the front elevation. Subsequent amendments have resulted in replacement single glazed windows, which would not detract from the character of the conservation area.

Finally, the proposed changes seek to keep the existing front entrance as built. This will not result in any additional harm for the neighbouring properties or the wider street scene.

No objections have been received and the site's planning history was taken into account when coming to this decision.

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 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

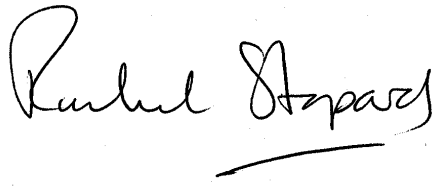
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Supporting Communities

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Supporting Communities