

Mr Elie Osborne  
4D Planning  
3rd Floor  
86-90 Paul Street  
London  
EC2A 4NE

Application Ref: **2016/1071/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

31 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**14a St Paul's Crescent**  
**London**  
**NW1 9XL**

Proposal:

Variation of condition 3 (approved plans) in relation to 2015/5096/P dated 30/10/2015 for erection of a single storey extension namely to increase the height of the extension by 0.35m. (Retrospective).

Drawing Nos: Supersede Plans: A-65-00 RevB; A-76-01 RevB; A-77-00 RevB.

Drawings for approval: A-65-00 RevC; A-76-01 RevC; A-77-00 RevC.

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 2015/5096/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 3**

The development hereby permitted shall be carried out in accordance with the following approved plans- A-00-00; A-0G-00 Rev B; A-0G-01 Rev B; A-01-00 Rev



B; A-01-01 Rev B; A-02-00 Rev B; A-02-01 Rev B; A0R-00 Rev B; A-0R-01 Rev B; A-65-00 Rev C; A-76-00 Rev B; A-76-01 Rev C; A-77-00 Rev C.

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

Informative(s):

1 Reasons for granting permission.

The proposed amendment of increased height of the rear extension by 0.35m is considered to be a minor alteration in comparison to the approved scheme. The increased height of the extension is considered to respect the original design and proportions of the host building and preserves the character and setting of neighbouring buildings and complies with the Council's policies and guidance for design alterations. The extension is considered in relation to the host building being constructed in a contemporary design which is significantly different to the surrounding properties. The enlarged extension is acceptable in terms of its impact on the Conservation Area as the simple modern design and replication of materials used in the main house are of an appropriate contemporary design that would have limited visibility and minimal impact on harm the character and appearance of the Camden Square Conservation Area.

The increase in height of the flank wall to the extension does cause a marginal loss of outlook but is not considered to cause any excessive additional impact over the approved scheme to be materially significant. The siting of the proposed extension to the northwest of the site means that the surrounding occupiers would not experience an unacceptable loss of daylight or sunlight and the proposals would not harm residential amenity of neighbouring occupiers.

Neighbouring occupiers were consulted on the application. Two objections have been received prior to making this decision and duly taken into account in the consultation response. The concerns have been considered and the site's planning history was taken into account in coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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 2016; and paragraphs 14, 17, 55-66 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

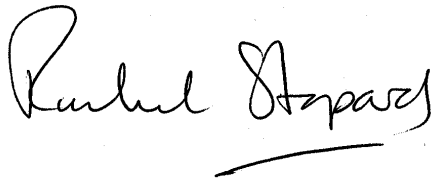
terms and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 underneath.

Rachel Stopard  
Director of Supporting Communities