

Mr Jon Cooke
The Art of Building Ltd
The Outbuildings.
221 Forest Road
Woodhouse
Loughborough
LE12 8TZ

Application Ref: **2016/2794/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

10 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
117 Queen's Crescent
London
NW5 4HE

Proposal:
Variation of condition 3 (approved plans) of planning permission 2016/0981/P dated 04/04/2016 (for the part demolition of existing extension and erection of new single storey rear/side infill extension with skylight), namely the reduction in height of proposed skylight and the installation of an additional rooflight to the approved extension.

Drawing Nos:
Superseded: P15-108 Rev.B
Proposed: P16-40 Rev.A

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 2016/0981/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: P16-40 Rev.A.

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

Informative(s):

1 Reasons for granting permission:

The proposed amendment, namely, the installation of a sloping rooflight where the approved extension joins the rear elevation is considered a minor alteration to the previously approved scheme. The additional rooflight would be set back behind the raised skylight which would limit views of it from the rear garden. Given the location of the works and their minor nature in relation to the building as a whole, the changes would not significantly alter the appearance of the building.

Due to the location and nature of the works, they are not considered to impact on neighbouring amenity in terms of a loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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 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 2016; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

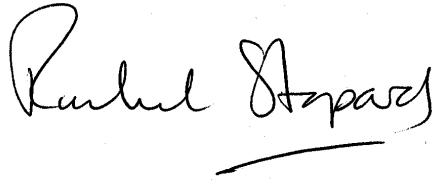
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 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". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard
Director of Supporting Communities