

Mr. Chris Georgiou  
CG Architects  
221 East Barnet Road  
Barnet  
Hertfordshire  
EN4 8QS

Application Ref: **2015/6792/P**  
Please ask for: **Amy Grace Douglas**  
Telephone: 020 7974 **8096**

23 June 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**19 Fortress Road**  
**London**  
**NW5 1AD**

Proposal:  
Variation of Condition 3 (approved plans) of planning permission 2014/6976/P granted on 20/05/2015 for the erection of a mansard roof extension to provide a 2-bed self-contained unit, namely to form a roof terrace to third floor flat.  
Drawing Nos: PL 200.012; PL 200.021; PL 200.031; PL 200.031 B; PL 200.032; PL 200.032 B; PL 200.041; and PL 200.041 B.

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 2014/6976/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 -

PL200.001, PL 200.002, PL 200.010, PL 200.011, PL 200.018, PL 200.019, R 300.020, R 300.022, R 300.023, PL 200.030, R 300.031, PL 200.040, PL 200.045, PL 200.050, PL 200.051, PL 200.052, Design and access Statement, Lifetime Home Statement; PL 200.012; PL 200.021; PL 200.031; PL 200.031 B; PL 200.032; PL 200.032 B; PL 200.041; and PL 200.041 B.

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 formation of a roof terrace for the third floor flat, is not considered to alter the concept of the previously approved scheme. Given the location and nature of the proposed amendment, the change would not significantly alter the appearance of the building or its roof form. The full impact of the scheme has already been assessed by virtue of the previous approval granted on 20/05/2015 under ref: 2014/6976/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact.

No objections have been received. The site's planning history and relevant appeal decisions were 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 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; and paragraphs 14, 17 and 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).

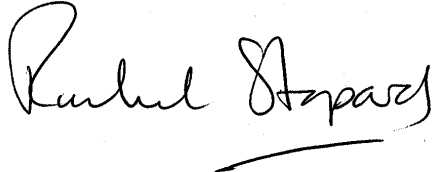
3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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  
Executive Director Supporting Communities