

Mr Luigi Montefusco
LBMVarchitects
27 Elizabeth Mews
London
NW3 4UH

Application Ref: **2015/5059/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

20 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:
35A Buckland Crescent
London
NW3 5DJ

Proposal:

Variation of condition 3 (approved plans) of planning permission 2014/1096/P dated 02/05/14 (for; 'conversion of existing raised and lower ground floor maisonette and excavation of a new basement to create a two bedroom flat at raised ground level and three bedroom maisonette at ground floor and basement levels; works to include the demolition of the existing rear ground floor extension and the creation of a new rear extension at ground floor level), namely excavation of front lightwell with glass floor panel.

Drawing Nos:

Superseded: A1002; A1003; A1004; A1005; A1006; A1007; A1008; A1009

Proposed: A2001; A2002; A2003; A2004; A2005; A2006; A2007; A2008; A2009;
Addendum to Basement Impact Assessment prepared by JBA consultants dated February 2014

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 2014/1096/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: Site location plan; 35BC/DC/E1/B; 35BC/DC/E2/B; 35BC/DC/E3/B; 35BC/DC/E4/B; 35BC/DC/P8/B; Basement Impact Assessment JB15296.1; Arboricultural Impact Assessment February 2014; A2001; A2002; A2003; A2004; A2005; A2006; A2007; A2008; A2009; Addendum to Basement Impact Assessment prepared by JBA consultants dated February 2014.

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

Informative(s):

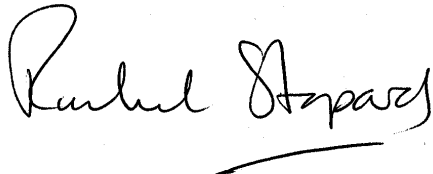
- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission (ref: 2014/1096/P) is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes 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



Rachel Stopard
Director of Supporting Communities