

Miss Sarah Bromley
Walker Bushe Architects Ltd
6 Highbury Corner
Highbury Crescent
London N5 1RD

Application Ref: **2015/5894/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

13 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:

**23A Hampstead Hill Gardens
London NW3 2PJ**

Proposal:

Variation of condition 2 (approved plans) of planning permission dated 2.5.14 ref 2013/8020/P (for Demolition of existing dwelling house and erection of a new 3 storey dwellinghouse with lower ground floor rear extension, ground and 1st floor roof terraces, plus forecourt parking, lightwell and new boundary enclosure at the front), to allow various changes to all elevations, gardens and boundary enclosures.

Drawing Nos:

Superseded plans- Design and Access Statement 2013 Revision by 51% studios ltd; Sustainability Statement revised proposal dated December 2013 by Briary Energy; Regulation Compliance report dated 10.12.13; landscape plan; site location plan; 1001B, 1002C, 1003D, 1004C, 1101E, 1102D, 1103D, 1201D, 1104B, 1003B x 2 (ground and 1st floor accessible bathrooms);

Approved plans- Design and Access Statement Revision A dated February 2016 by Walker Bushe architects; Sustainability Statement revised proposal dated January 2015 by Briary Energy; Schedule of material amendments revision B dated 18.11.15; proposed plans- 596/19.1 revD, 20.1 revC, 21.1 revH, 22.1 revE, 24.1 revA, 30.1 revC, 36.1 revC, 40.1 revG, 40.2 revA, 41.1 revF, 42.1 revE, 43.1 revD, LD 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.2 of planning permission dated 2.5.14 ref 2013/8020/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- Design and Access Statement Revision A dated February 2016 by Walker Bushe architects; Sustainability Statement revised proposal dated January 2015 by Briary Energy; letter from Civic Trees dated 18.1.11; letter from r.howorth surveyors dated 20.1.11; site location plan; existing plans- 0002A, 0003A, 0004A, 0101A, 0102B, 0103A, 0104A, 0201A; Schedule of material amendments revision B dated 18.11.15; proposed plans- 596/19.1 revD, 20.1 revC, 21.1 revH, 22.1 revE, 24.1 revA, 30.1 revC, 36.1 revC, 40.1 revG, 40.2 revA, 41.1 revF, 42.1 revE, 43.1 revD, LD revC.

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

- 2 The top flat roof of the house shall only be accessible for maintenance purposes and shall not be used as an amenity terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

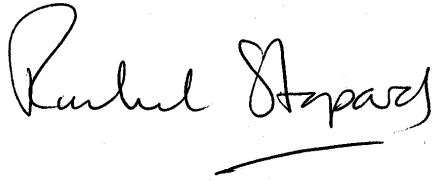
- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (except conditions 6, 8 (2nd part) and 13 relating to submission of details of landscaping and of tree protection and relating to obscure glazing of side windows) and obligations 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 drawn underneath the name.

Rachel Stopard
Director of Supporting Communities