

Mr. Graham Ford
Graham Ford Architects
Britannia House
11 Glenthorne Road
London
W6 0LH

Application Ref: **2016/2754/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

26 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
56 Howitt Road
London
NW3 4LJ

Proposal:

Variation of condition 3 (approved plans) of planning permission 2013/6138/P dated 03/12/2013 (for the excavation to enlarge existing basement), namely, to allow alterations to front and rear fenestration, installation of new privacy screen on side of rear roof terrace, installation of 1 front rooflight, and 1 rooflight to rear ground floor extension.

Drawing Nos:

Superseded drawings: 0224 A 1001 02, 0224 A 1000 02, 0224 A 1200 02, 0224 A 1100 02, 0224 A 1002 02.

Amended drawings: PL-4000 Rev 02, PL-3000 Rev 05, PL-2001 Rev 05, PL-2000 Rev 05.

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 2013/6138/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: 0224_A_0000_01, 0224_A_0001_01, 0224_A_0002_01, 0224_A_0100_01, 0224_A_0200_01, 0224_A_0200_02, Proposed Basement Impact Assessment by David Dexter dated 27 November 2013, PL-4000 Rev 02, PL-3000 Rev 05, PL-2001 Rev 05, PL-2000 Rev 05, Tree Survey to BS5837 by Arbtech Consulting Limited dated 11 October 2013 and Tree Constraints Plan.

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

- 2 The use of the roof as a terrace accessed by the proposed new door shall not commence until the privacy screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

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):

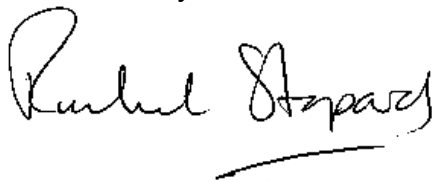
- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 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
Executive Director Supporting Communities

