

Mr Richard Freeman
800 Group Ltd
Cranborne Road
Potters Bar
Herts
EN6 3JN

Application Ref: **2015/5692/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

5 August 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:

6 Templewood Avenue
London
NW3 7XA

Proposal:

Variation of condition 3 (approved plans) of planning permission 2012/1976/P dated 21/10/12 for 'the excavation of basement with associated lightwells, replacement of single storey garage and rear garden summer house, addition of two new dormer windows to north east roof slope, alterations to existing fenestration and new hard and soft landscaping, all associated with use as residential dwelling (Class C3)' to remove proposed basement. Associated removal of conditions nos. 4, 5, 6, 8, 9, and 10.

Drawing Nos:

Superseded: EL120-P04; EL121-P04; EL122-P05; EL123-P05; S140-P05; S141-P05.

Proposed: PL05; PL02; PL03; PL04; PL07; PL08.

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 purpose of this decision, condition no.3 of planning permission 2012/1976/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; X001-P02; X002-P02; E003-P01; X004-P01; X005-P01; X006-P01; X007-P01; X010-P01; X020-P01; X021-P02; X022-P02; X023-P02; X040-P02; PL05; PL02; PL03; PL04; A102-P05; A103-P05; A104-P02; A105-P02; A106-P02; A107-P02; A110P03; PL07; PL08; 92041/301-P2; 92041/600-P2; Basement Impact Assessment ref 92041/R2 dated February 2012 by Fairhurst Consulting Engineers; Flood Report reference HC191063_HCF Dated 16/02/2012.

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

Informative(s):

- 1 This application proposes to remove the basement that was approved under planning permission 2012/1976/P. The amendments would not alter the impact of the proposal on the character or appearance on the host building, wider area, or on the amenity of adjoining occupiers.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 12/10/2012 under reference number 2012/1976/P. In the context of the permitted scheme, it is considered that the amendments would have only a minor material effect on the approved development.

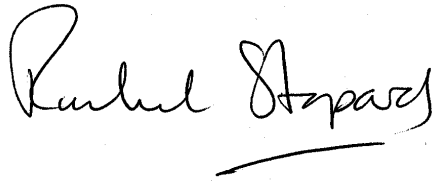
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings. However, conditions 4, 5, 6, 8, 9, and 10 attached to the previous planning permission are removed. These conditions were associated with the construction of a basement. As the basement is no longer proposed, these conditions are no longer required. Condition 1, however, providing for a 3 year time period for implementation still remains which, for the avoidance of doubt, commences with the date of the original decision (and not this variation). A Deed of Variation has been agreed to remove the previous requirement for a Construction Management Plan and highways contributions.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities