

Mr William Pottinger  
Savage & Pottinger Design  
11 Eton Garages  
London  
NW3 4PE

Application Ref: **2016/4308/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

30 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Flat A**  
**38 Leighton Grove**  
**London**  
**NW5 2QP**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2015/6936/P dated 03/02/2016 (for the erection of single storey rear extension), namely to change the sloped element of the proposed roof to a flat roofed section.

Drawing Nos: Superseded plans: 1522/TP/01 r1, 1522/TP/02, 1522/TP/03/r1.

Replacement plans: 1522/MMA/02.

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 2015/6936/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: 1522/MMA/02, Design and Access Statement dated November 2015.

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

Informative(s):

1 Reasons for granting permission.

The amendment involves a change in design of the single storey ground floor rear extension from a pitched roof to a flat roof on its boundary. The revised proposal would omit the sloping roof along the boundary with no.39 and increase the height of the extension along the boundary, so that it would measure a maximum uniform height of 2.87m.

This is still considered subordinate to the host building, and would not appear overbearing when viewed from the neighbouring property. The side wall would be built up using yellow stock brick to match the existing building.

Although the extension would be constructed adjacent to the rear door of the neighbouring property at no.39, this property has a south east facing garden and receives adequate daylight and sunlight from both rear and southwest sides. The increased height and bulk is therefore unlikely to result in a harmful loss of daylight and sunlight to the neighbouring property, nor any harm in terms of loss of outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site was 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 the London Plan 2016 and the National Planning Policy Framework 2012.

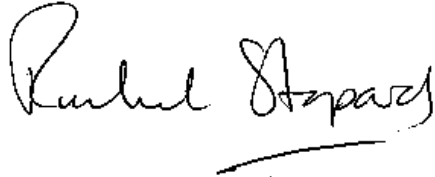
2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing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

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