

Ms Kirsten Flemming  
C/O Agent.  
Sheets Heath  
Benwell Road  
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Woking  
GU24 0EN  
Surrey

Application Ref: **2016/4153/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

26 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**The Studio**  
**126 Greencroft Gardens**  
**LONDON**  
**NW6 3PJ**

Proposal:  
Variation of condition 2 (approved plans) of planning permission ref 2015/5412/P dated 10/11/2015 (for Replacement of the existing fibre cement roofing with zinc roofing and the incorporation of two fixed roof lights to the existing studio building to the rear) namely, to install a new window on the south facing facade of The Studio.  
Drawing Nos: Superseded drawing: 1030\_03\_P1;  
Proposed drawing: 1030\_03\_P2

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 2015/5412/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- 1030\_04\_P2, 1030\_03\_P2, 1030\_02\_P1, 1030\_01\_P1, Design & Access statement.

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

Informative(s):

1 Reason for granting permission.

The proposal to install a new window on the south facing facade of this building is considered acceptable due to its size, location, nature and design with materials to match. It will have minimal impact on the overall appearance of the building or the character of the conservation area. The new window facing the garden and host property would not harm neighbouring amenity in terms of loss of privacy.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework 2012.

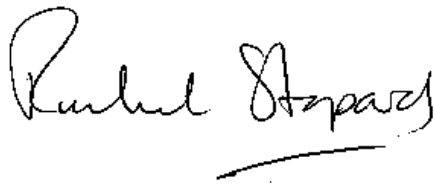
2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing 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, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard  
Executive Director Supporting Communities