

Mr Sebastian Camisuli
Mrs Kate Jones
Flat A ,
13, Oseney Crescent
London
NW5 2AT

Application Ref: **2016/4110/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974 **3406**

1 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat A
13 Oseney Crescent
London
NW5 2AT

Proposal:

Variation of condition 3 (approved plans) of planning permission 2014/6925/P dated 16/06/2015 (single storey rear extension to lower ground floor flat with associated alterations to rear elevation), namely to alter the front door location and the rear elevation (part retrospective)

Drawing Nos: Superseded Plans: MC/112/010; MC/112/011 (dated Sept 2014)

Proposed Plans: MC/112/010 Revision A; MC/112/011 Revision A (dated Sept 2015)

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 2014/6925/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-
MC/112/05; MC/112/006; MC/112/007; MC/112/012; and 112, 13A Oseney Crescent Design & Access Statement. (dated Sept 2014)
MC/112/010 Revision A; MC/112/011 Revision A (dated Sept 2015)

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

Informative(s):

- 1 You are advised that this decision relates only to the location of the front door and rear elevational changes only as set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 16 June 2015 under reference number 2014/6925/P and is bound by all the conditions attached to that permission.
- 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).
- 3 Reasons for granting permission.

The amendment involves a change in the location of the front door (retrospective) as well as proposed changes to the rear elevation windows with associated minor internal alterations.

The current proposal would not substantially alter the remit of the proposal granted by 2014/6925/P. This is still considered to be a subordinate to the host building.

The design and character of the door is considered acceptable and appropriate in its location.

An objection has been received from the owner/occupier of the upper floor flat on the grounds of the location of the front door causing disturbance to the upper floor bedroom and effect on the front communal area. It is noted that the proposed front doors arrangements to basement flats is common in this terrace and would not result in harmful levels of noise or overlooking as a result.

The planning history of the site was taken into account when coming to this decision.

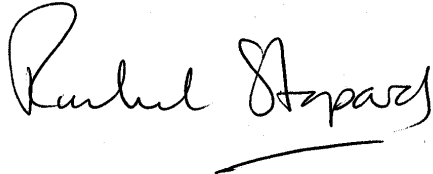
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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