

VJ McAndrew
92 Vicarage Lane
Kings Langley
Herts
WD4 9HR

Application Ref: **2015/5030/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

7 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
47 Talacre Road
London
NW5 3PJ

Proposal: Variation of condition 3 (development in accordance with approved plans) of planning permission ref 2011/0474/P dated 07/10/2011 (for installation of 'grasscrete' surfacing in rear garden to provide 3 carparking spaces for existing residential flats, associated part removal of existing boundary fence and replacement with timber gates and creation of a new vehicular access to Rhyl Street), namely to allow retention of brick paviors in rear garden and wider timber access gates and installation of new safety mirrors on gateposts.

Drawing Nos: Superseded plan - 10/PKT-1 rev D
Approved plan - 10/PKT-1 rev E

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 ref 2011/0474/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, 10/PKT-1 rev E

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

Informative(s):

1 Reasons for granting permission.

The variations implemented to the approved scheme are considered acceptable. The brick paviors are an appropriate form of paving material for this hardstanding and are hidden behind high gates so are not visible from the street. They are permeable so will still allow water infiltration, as with the approved grasscrete blocks. The timber gates as installed without the separate lower fixed panels have an almost identical appearance to the approved gates and do not alter the frontage as viewed from the street. The varied paving materials and gate design do not harm the appearance of the host property or the character of the streetscene or conservation area.

The varied gate design now involves totally openable gates compared to the approved version with lower fixed panels, so the visibility splays remain the same. The revised arrangement does not harm local road safety, as sightlines for drivers exiting the carpark will be the same as approved due the same overall width of gates and wider crossover as installed. It is noted that the property is at the end of a cul-de-sac in a quiet residential street with very low traffic flows; although there is a primary school opposite, it is considered that the scheme will not create a public safety hazard to pedestrians. Therefore it is considered that, despite the applicant's offer to install 2 safety mirrors, it is not necessary to require them by condition.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection has been received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP21, DP22, DP23, DP24, DP25 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.

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

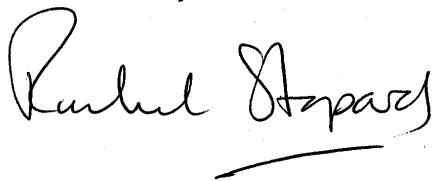
terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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.

Rachel Stopard
Executive Director Supporting Communities