

Mr. Richard Davies
Davies Architects
28 Elliott Square
London
NW3 3SU

Application Ref: **2016/3778/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

15 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
13 Cressy Road
London
NW3 2NB

Proposal: Variation of Condition 3 (approved plans) of planning permission reference 2015/6192/P dated 22/12/15 (external alterations including erection of a single storey side/rear infill extension and installation of a rear dormer window) namely to alter the profile of the existing rear roof slope and approved dormer roof.

Drawing Nos: Superseded plans - CRE PL GA 06, CRE PL GA 05, CRE PL GA 04

Revised Plans - CRE PL GA 06 (28/06/2016), CRE PL GA 05 (28/06/2016), CRE PL GA 04 (28/06/2016)

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 2015/6192/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 RE PL GA 08, CRE PL GA 06 (28/06/2016), CRE PL GA 05 (28/06/2016), CRE PL GA 04 (28/06/2016), CRE PL GA 03, CRE PL GA 02, CRE PL GA 01, CRE EX GA 08, CRE EX GA 07, CRE EX GA 06, CRE EX GA 05, CRE EX GA 04, CRE EX GA 03, CRE EX GA 02, CRE EX GA 01.

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

- 2 For the purposes of this decision, condition no.5 shall be added to planning permission ref 2015/6192/P:

ADDITIONAL CONDITION 5

Within 3 months of this permission the uPVC windows currently fitted in the approved dormer extension shall be replaced with timber frame sash windows in accordance with the approved details of plan number CRE PL GA 04 (28/06/2016).

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed alteration to the pitch of the existing rear roof slope of the property would represent a minor amendment to the approved development and would not materially alter the overall appearance of the approved dormer roof extension or the character of the surrounding conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 22/12/15 ref 2015/6192/P. In the context of the permitted scheme, it is considered that the amendment would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

It is noted that the new dormer extension has been fitted with uPVC windows, contrary to the details included on the plans approved under the parent permission 2015/6192/P which clearly state that timber frame sash windows are to be installed. Given the properties location in a conservation area it is important to ensure that any new development preserves and enhances the character of the property and surrounding area, uPVC windows fail to do this and will need to be replaced. The replacement of the existing windows with timber frame sash fittings will be secured 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 (ERR) 2013. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal 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 the policies of the London Plan 2016 and National Planning Policy Framework.

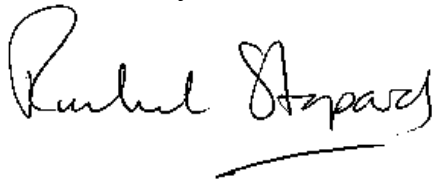
- 2 You are advised that this decision relates only to the replacement and additional conditions and shall only be read in the context of the substantive permission granted on 22/12/2015 under reference number 2015/6192/P and is bound by all the conditions attached to that permission.

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