

Mr Steven Beth
Flat 1
19 Weech Road
London
NW6 1DL

Application Ref: **2016/4147/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974 **3406**

23 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
60 Menelik Road
London
NW2 3RH

Proposal:
Variation of condition 1 (permitted development) of planning permission PL/8804383 dated 05/04/1989, for (change of use from a garage and residential accommodation to a semi-detached house), namely to remove permitted development rights solely from 60A Menelik Road.

Drawing Nos:

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Additional Condition 01 of Planning Permission PL/8804383 dated 05 April 1989 shall be amended as follows:

Condition 01

Notwithstanding the provisions of Article 3 of the Town and Country Planning



(General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority as far as it relates to no. 60A Menelik Road NW2 3 RH.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 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.

Informative(s):

1 Reasons for granting permission.

The applicant proposes to remove the additional condition 01 of permission (ref: PL/8804384/) dated 05th April 1989, in its entirety or amend to apply solely to no. 60A Menelik Road. This condition revoked permitted development rights for both no. 60 and 60A. While the condition encapsulates the original dwellinghouse (no. 60) as well as the converted garage accommodation (no. 60A), this condition is more appropriately placed on the latter.

It would be unreasonable to retain this condition as far as it relates to no. 60, because it would not comply with the 6 tests. It is not necessary, relevant, precise or reasonable for this condition to curtail permitted development as far as it relates to no. 60. The original dwellinghouse is of a reasonable size in terms of roof space, garden area (14m deep and 10m wide). This would allow for extensions in accordance with the GPDO with minimal effects on the amenities of neighbours. No. 60A, being a former garage, contains a very small garden (5m wide, 6m deep) and has benefitted from two planning applications to add extensions to add a front porch and a rear conservatory; there is also a shed in the rear garden.

Notwithstanding the above assessment, it is considered that it is necessary, relevant (to both planning and the development), enforceable, precise and reasonable that Permitted Development remains curtailed for no. 60A.

Given the above reasons, the removal of this condition as it applies to no. 60 Menelik Road is considered as appropriate. It is also recommended that the wording on the application is also updated to reflect the current GPDO provisions.

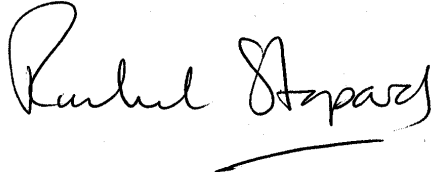
2 You are advised that this decision relates only to restoring Permitted Development Rights of no. 60 Menelik Road NW2 3RH only and shall only be read in the context of the substantive permission granted on 05 April 1989 under reference number PL/8804383/ and is bound by all the conditions attached to 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 the name.

Rachel Stopard
Executive Director Supporting Communities