

Mr Declan Carroll
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London N1 9RL

Application Ref: **2016/3226/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

23 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
94 Haverstock Hill
London
NW3 2BD

Proposal:

Variation of Condition 2 of 2015/4510/P dated 07/04/2016 for; (Demolition of existing roof and construction of a mansard roof extension to incorporate a 2 bed residential unit) namely to change the centre dormer window on the south-west elevation of the approved mansard roof extension to replace this with French doors.

Drawing Nos: Superseded: PL21 Rev A; PL24 Rev A; PL25 Rev A .

Revised: PL21 Rev B; PL24 Rev B; PL25 Rev B .

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 2015/4510/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:

PL01; PL02; PL03; PL09; PL10; PL11; PL12; PL13; PL14; PL20; PL21 Rev B; PL22; PL23; PL24 Rev B; PL25 Rev B; PL26; PL27; PL28.

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

Informative(s):

1 Reason for granting.

The proposed change is considered to be a minor alteration to dormer on south west elevation to revise the centre window to a French door.

The installation of a French door on this level has already been established in principle following the previous permission 2015/4510/P of one on the other side of the mansard in question.

The proposal is considered acceptable following revised drawings from all of the windows being turned into French doors to just one of them in the centre, and the proposed French door would be matching the one previously approved in terms of glazing style and materials to the door.

The proposed door is behind an existing parapet wall and would be obscured from any public viewpoints and therefore considered to create no harm to the listed building nor the conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been 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, 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.

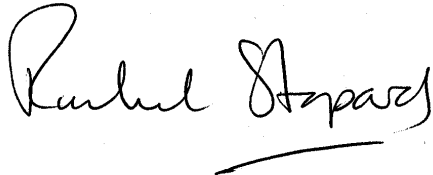
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period 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