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Application Ref: **2016/4835/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

28 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**62A and 64A Castle Road
LONDON
NW1 8SN**

Proposal:

Variation of condition 3 (Drawings) of permission ref: 2016/0866/P for; Alterations to the ground floor front elevation fenestrations; (62A)- Replace existing fixed window and entrance door to replace with new timber window and door; (64A) - Removal of existing high level louvred window and brickwork to form lowered window sill and provision of new timber window and door. Namely to widen the front doors to allow wheelchair access.

Drawing Nos: Superseded plan: PA1

Amended plan: 01A

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 2016/0866/P dated 12th April 2016 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:

Design & Access statement, Site location plan PA2, Existing and proposed front elevation 01A.

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

Informative(s):

1 Reasons for granting permission.

The proposal is for the variation of condition 3 (Drawings) of permission ref: 2016/0866/P, namely to widen the front doors to allow wheelchair access and to lower the threshold for wheelchair access.

The widening of the door way for each of the two properties with the associated windows on the doors and above it would be increased from 800mm to 910mm. The widening would bring it closer to the side windows is considered that it would create no particular harm to the appearance of the properties, as such it is considered acceptable.

The slight widening is considered minimal in appearance and is an improvement for accessibility.

Due to the nature of variation of the development and location, the proposed alteration's to the size and location would not be considered harmful to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy or light spill.

One comment was received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

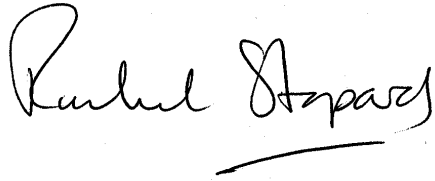
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016; and paragraphs 14, 17, 56 -68 and 126-141 of the National Planning Policy Framework.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Executive Director Supporting Communities