

Conor O'Keefe  
Lynas Smith  
1F Mentmore Terrace  
Hackney  
London  
E8 3DQ

Application Ref: **2016/2416/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

6 October 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:  
**45 Holmes Road**  
**London**  
**NW5 3AN**

Proposal:

Variation of Condition 3 (approved plans) of planning permission 2015/3131/P dated 28/01/16 (for three storey extension to provide 8 x residential units); changes include enlargement of rooflights and windows, alterations to internal layout and windows, removal of stair core and a new external stair to the second floor, slatted timber vents, alterations to external lift and stair core and new vehicle and pedestrian gate.

Drawing Nos: Approved Plans: (MMA(10))100\_P2; 101\_P3; 102\_P3; 103\_P3; 104\_P3; 200\_P2; 300\_P2; 301\_P2 and Comparison Document - Revision: P3.

Superseded Plans: (PL(10))100\_P1; 101\_P1; 102\_P1; 103\_P1; 104\_P1; 200\_P1; 300\_P1 and 301\_P1.

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 2015/3131/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:

(MMA(10))100\_P2; 101\_P3; 102\_P3; 103\_P3; 104\_P3; 200\_P2; 300\_P2; 301\_P2, PL(10) 011\_P1; PL (10) 010 P1; EX(10)300; EX(10)200; EX(10)102; EX (10) 101; EX(10)100\_P1; Transport Statement; Statement of Community Involvement; Planning Statement; Design and Access Statement; Energy and Sustainability Statement; Construction Management Plan; Acoustic Report; Lifetime Homes Statement and Comparison Document - Revision: P3.

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

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings and manufacturer's specification details of the proposed vehicle and pedestrian gates on the northern boundary of the site as shown in drawing no. MMA(10)100\_P2.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Development Framework Development Policies.

### Informative(s):

- 1 Reasons for granting permission.

The proposed changes include the enlargement of rooflights on the top floor; increase in the size of windows; glazing has been added to terraces to create winter gardens; changes to the internal layout of office and residential floors; alterations to external stair and lift cores; introduction of slatted timber vents on front and side elevations; new vehicle and pedestrian gate and relocation of green roof.

Overall the proposed external changes are considered to preserve the appearance of the extended building and would be in keeping with the details of the extant

permission.

The changes to the stair enclosure and lift/stair cores would rationalise the space and would preserve the character and appearance of the host building and the surrounding area. Gates have been introduced for security reasons. This is a backland site where the gates would not be visible from Holmes Road. Given their location and that the only reason to travel to the site would be to visit it, with no permeable routes through, they would be acceptable in this instance subject to a condition requiring further details of their appearance.

The proposed winter gardens would have a lightweight openable roof so would still be considered as external amenity space. They are considered acceptable. The increase in size to the rooflights would not unacceptably detract from the appearance of the approved building and due to their location and relationship with surrounding buildings would not introduce overlooking.

The green roof cannot be implemented in the location as approved as it was found that the structure would not support the loading of the additional weight. It has therefore been relocated to a new build part of the scheme that can be designed to take this load. The new location would provide an aesthetically pleasing view for residents to the rear who would be able to overlook it. Furthermore, the proposed green roof would provide an additional 21sqm of area.

No comments have been received during the consultation period. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Given the nature and location of the proposals it is not considered that any undue harm would result to neighbouring occupiers by way of a loss of outlook, sunlight and daylight or privacy.

As such, the proposal is in general accordance with policies CS5, CS6, CS8, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP1, DP2, DP5, DP6, DP13, DP16, DP22, DP24, DP26 and DP29 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.

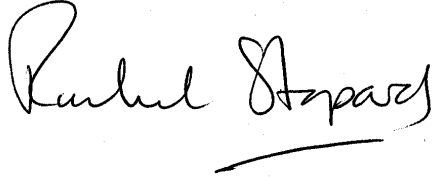
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period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

Rachel Stopard  
Executive Director Supporting Communities