

My Construction
21 Clematis House
Station Avenue
Tile Hill Village
Coventry
West Midlands
CV4 9HR

Application Ref: **2016/4230/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

10 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
59 Redington Road
Hampstead
London
NW3 7RP

Proposal:
Variation of condition 3 (approved plans) of planning permission 2015/2820/P granted 16/09/2015 (for extension of existing rear bays at ground and first floor, changes to rear fenestrations, replacement rear dormer and alterations to front lightwells) namely for alterations to fenestration details at front, both side elevations and rear elevation (including revised balustrades) and installation of additional rooflights.

Drawing Nos: Superseded Plans:
PL04C226-2015

Revised Plans:
PL04E-226-2015

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 2015/2820/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:

Location Plan, PL01-226-2015, PL02-226-2015, PL03C-226-2015 and PL04E-226-2015.

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

Informative(s):

- 1 Reasons for granting approval:

The proposed amendment to the approved scheme, namely the changes to the side and rear fenestration details would not significantly alter the appearance of the building due to the location in the side and rear elevation and nor would it have any impact on amenity for neighbouring properties as there is already windows in these elevations. The materials are to remain traditional to match the main property.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 16/09/2015 under reference number 2015/2820/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development. No objections have been received in relation to the amendments.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

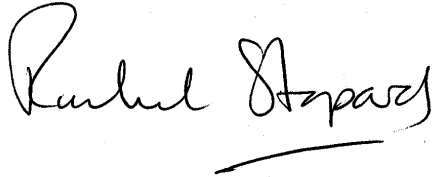
- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 16/09/2015 under reference number 20165/2820/P and is bound by all the 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 the name.

Rachel Stopard
Executive Director Supporting Communities