

Biba Jones  
Dow Jones Architects  
10 Station Parade  
Balham High Street  
London  
SW12 9AZ

Application Ref: **2016/3163/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

21 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**Flat A-B**  
**21 Cannon Place**  
**London**  
**NW3 1EH**

Proposal:  
Variation of condition 3 (approved plans) of planning permission 2015/7001/P dated 31/03/2016 (external alterations including reconfiguration of existing single storey rear extension at lower ground floor level and enlargement of existing roof terrace at upper ground floor level) namely changes to the external materials of the proposed extension and alterations to the side elevation fenestration.

Drawing Nos: Superseded Plans  
243\_00\_110

Plans for Approval  
243\_00\_115 C, Pigmented Zinc Sample dated 11/11/2016

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 2015/7001/P dated 31/03/2016 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: 243\_EX\_200 A, 243-EX-001, 243\_00\_115 C, 243\_00\_100, Pigmented Zinc Sample dated 11/11/2016, Design & Access Statement.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed alteration to the lower ground side entrance area of the property and change in cladding material for the approved extension would represent minor amendments that would not materially alter the overall appearance of the approved development. Furthermore, the colour of the proposed zinc cladding would provide a contextual response to the fabric of the host dwelling ensuring no undue harm is caused to the character of the surrounding conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 31/03/2016 ref 2015/7001/P. In the context of the permitted scheme, it is considered that the amendment would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal 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 policies of the London Plan 2016 and National Planning Policy Framework.

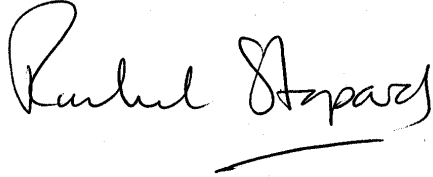
- 2 You are advised that this decision relates only to the replacement and additional conditions and shall only be read in the context of the substantive permission granted on 31/03/2016 under reference number 2015/7001/P and is bound by all the conditions attached to that permission.

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.

Rachel Stopard  
Executive Director Supporting Communities