

Mr Sebastian Camisuli
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1AH

Application Ref: **2016/4820/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

16 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
107 Camden Mews
London
NW1 9AH

Proposal:

Variation of condition 3 (approved drawings) of planning permission ref 2014/3392/P dated 12/09/2014 (for erection of single-storey glazed side extension at ground floor level; erection of rear dormer window at roof level, enlargement of existing roof terrace; erection of balustrades along rear façade, replacement of ground floor rear windows with full width sliding doors, installation of front rooflight); namely for alterations to rear doors at ground floor level; installation of sky-light to side elevation and alterations to roof to install a dormer window.

Drawing Nos: Superseded: 02_01 A; 02_02 A; 02_04 A; 02_05 A; 02_06 A; 02_07 A; 02_08 A; 02_09 A.

Proposed - MC/149(02)_01; MC/149(02)_02; MC/149(02)_03; MC/149(02)_04 A; MC/149(02)_05 A; MC/149(02)_07; MC/149(02)_08 A.

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 2014/3392/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- [Existing -01_01A; 01_02 A; 01_03 A; 01_04 A; 01_05 A; 01_06 A; 01_07 A; 01_01 A; 01_02 A; 01_03 A; 01_04 A; 01_05 A; 01_06 A; 01_07 A; 01_01 A; 01_02 A; 01_03 A; 01_04 A; 01_05 A; 01_06 A; 01_07 A; Proposed - 02_03 A; MC/149(02)_01; MC/149(02)_02; MC/149(02)_03; MC/149(02)_04 A; MC/149(02)_05 A; MC/149(02)_07; MC/149(02)_08 A].

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

Informative(s):

- 1 Reasons for granting permission:

The variations involving alterations to rear doors installation of sky-light to side elevation and alterations at roof level to install a traditionally designed rear dormer window are considered acceptable.

The revised roof alterations comprise the erection of a traditional dormer window within the rear roof slope that would be set below the roof apex, setback from the party-wall upstands and would be in accordance with CPG1 roof guidelines. The replacement dormer would be higher within the rear roof slope and be more visible from the public realm. However the traditionally designed dormer is considered an improvement on the consented roof extension; whilst not impacting negatively on the appearance of the building. Similarly, the replacement door and sky-light to the side elevation are acceptable as they would not be visible from the public realm. The proposed replacement doors on the rear ground floor are of similar design, scale and proportions and are considered acceptable. Overall, the proposed amendments are considered satisfactory, and would not impact harmfully on the appearance of the host building or harm the character and appearance of the Camden Square Conservation Area.

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 2013.

No objections have been received prior to making this decision. The application site's planning history 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, DP25 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 the National Planning Policy Framework 2012.

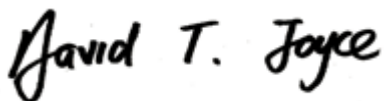
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities