

Mr Paul Acland  
Paul + O Architects Ltd  
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Maygrove Road  
London  
NW6 2EG

Application Ref: **2016/2021/P**  
Please ask for: **Fergus Freaney**  
Telephone: 020 7974 **3366**

13 February 2017

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:  
**73 Maygrove Road**  
**LONDON**  
**NW6 2EG**

Proposal:

Variation of Condition 9 (approved plans) of planning permission 2015/2301/P dated 14/07/2016 for the erection of 2 storey side extension at 1st and 2nd floor and single storey side extension at 1st floor (both extensions bridging over existing vehicle access at ground floor) to provide additional live/work unit and extension of existing live/work unit; namely to vary the design and materials of the western extension.

Drawing Nos:

Superseded: (257-PL20) PO1 F; PO2 F; E00 G; E01 K; E02 G; E03 G; E10 C; E11 C; E13 C; (257-PL10)PO1 G.

Proposed: PL-012; 112; 113; 114; 115; 210; 211; 212; 213; 214; 215; 310.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 Condition 9 of the planning permission granted on 14/07/2016 under reference number 2015/2301/P shall be replaced by the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: Existing: PL-002; 101; 103; 105; 200; 201. Proposed: Proposed: PL-012; 112; 113; 114; 115; 210; 211; 212; 213; 214; 215; 310.

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

Informative(s):

- 1 The proposed changes include alterations to the façade treatment and fenestration design on the approved eastern extension to the building, the overall height and scale of the design would remain unchanged.

The approved scheme incorporated dark coloured bricks along with perforated brick work and extruded brick headers. The proposal would simplify the design with buff brickwork and windows to match the scale and proportions of the existing building. The proposal is considered acceptable in design terms and does not result in new amenity implications. Some amendments are proposed to the internal layout of the development; however, these are limited and reflect the revised fenestration.

The principle of the development has been assessed already. The site is not located in a conservation area and the changes are considered to be minor in comparison to the approved scheme. The alterations are visible from the public realm but are not considered to harm the appearance of the development or area. The changes are considered to have a limited impact on the character and appearance of the resulting development. The details comply with the Council's policies and guidance for design alterations. There would be no increased overlooking as a result of the proposals. The proposals would not harm residential amenity of neighbouring occupiers.

Neighbouring occupiers were consulted on the application and no objections were received. The site's planning history was taken into account in coming to this decision.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategies, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan March 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, conditions and S. 106 obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for

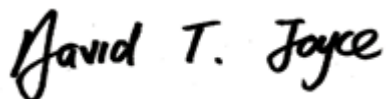
implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 style with a large initial 'D'.

David Joyce  
Executive Director Supporting Communities