

Mr Paul Watson
Phillips Planning Services Limited
Kingsbrook House
7 Kingsway
Bedford
MK42 9BA

Application Ref: **2017/0091/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

20 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
15 Park Village West
LONDON
NW1 4AE

Proposal:
Variation of condition 3 (approved plans) of permission ref. 2016/3073/P granted for excavation of front lightwells, widening of existing garage, erection of rear canopy and other alterations, namely to install a new door opening and external steps from lower ground to garden level on the west elevation of the garage

Drawing Nos:
Superseded Drawings: PL01 (REV A); PL02 (REV B); PL03 (REV A); PL04 (REV A); PL05 (REV A); PL06 (REV A); PL07 (REV A);

Revised Drawings: PL01 (REV B); PL02 (REV C); PL03 (REV B); PL04 (REV B); PL05 (REV B); PL06 (REV B); PL07 (REV B)

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

Condition(s) and Reason(s):



Condition no.3 of planning permission ref 2016/3073/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: LP01; LP02; EX01; EX02; EX03; EX04; EX05; EX06; EX07; PL01 (REV B); PL02 (REV C); PL03 (REV B); PL04 (REV B); PL05 (REV B); PL06 (REV B); PL07 (REV B); PL08; Design Access & Heritage Statement; Basement Impact Assessment (prepared by Frank W.Haywood and Associates); Arboricultural Plan; Tree Constraints Plan; Tree Protection Plan
Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission.

The application seeks to install an external stairway from garden level to the garage at lower ground floor level. A new door opening would also be installed in the side elevation of the garage. The door would be painted timber to match the windows and doors on the rest of the property. The works would have limited prominence from the public realm as the steps would be below garden level. There is also a hedge that largely prevents views from the public highway to the property.

Permission has previously been granted for the widening of the garage and therefore the principle of lowering this section of the garden has already been accepted. The revised proposal would have less impact on the surrounding trees than the widening of the garage.

The proposal is considered to preserve the character and appearance of the 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been 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 proposal also accords with the emerging Camden Local Plan due to be adopted in 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

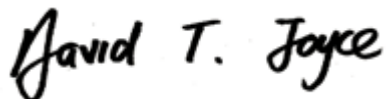
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 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