

Mrs Michalina Tar  
Build London Architecture  
36-38 Old Devonshire Road  
London  
SW12 9RB

Application Ref: **2017/0169/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

23 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat B**  
**52 Sarre Road**  
**London**  
**NW2 3SL**

Proposal:

Variation of Condition 2 (approved plans) of planning permission reference 2016/4699/P dated 11/10/2016 (Erection of a side gable roof extension, a rear dormer extension and 2 front rooflights) namely to increase the depth of the approved dormer by 0.5 metres.

Drawing Nos: Superseded plans:

16181\_PLN\_01 Rev E, 16181\_PLN\_04 Rev E, 16181\_PLN\_03 Rev E, 16181\_PLN\_02 Rev E

Plans for approval:

16181\_PLN\_04 B1, 161\_PLN\_03 B1, 16181\_PLN\_01 B1, 16181\_PLN\_02 B

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

Condition(s) and Reason(s):



- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original permission, reference 2016/4699/P dated 11/10/2016 .

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2 For the purposes of this decision, condition no.2 of planning permission ref 2016/4699/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans 16181\_PLN\_04 B1, 161\_PLN\_03 B1, 16181\_PLN\_01 B1, 16181\_PLN\_02 B.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 The proposed enlargement of the approved rear dormer would represent a minor amendment to the approved development and would not materially alter the overall appearance of the approved hip to gable roof conversion and dormer extension nor would it detract from the character of the surrounding area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11/10/2016 ref 2016/4699/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.

No objections were received following statutory consultation. 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 and DP26 of the London Borough of Camden Local Development Framework Development Policies and Policies D1, D2 and A1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with

the policies of the London Plan 2016 and National Planning Policy Framework.

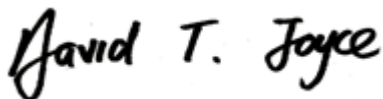
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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 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



David Joyce  
Executive Director Supporting Communities