

Mr Hugh Cullum  
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London  
WC1H 9QT

Application Ref: **2017/0092/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

7 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**15 Keats Grove**  
**London**  
**NW3 2RS**

Proposal:  
Amendments to Condition 3 (approved plans) of planning permission granted on 20/06/2016 (ref: 2016/1121/P) for new bay extension to rear garden elevation and new extension below existing bay, namely to revise the approved window openings.

Drawing Nos:  
Revised Plans: KG015-P106D, KG015-P101B.  
Superseded Plans: KG015-P106A, KG015-P101.

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 planning permission ref 2016/1121/P dated 20/06/2016.

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

- 2 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 For the purposes of this decision, condition no.3 of planning permission 2016/1121/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- KG015-E001, KG015-E002(B), KG015-E003B, KG015-E004, KG015-E005, KG015-E006, KG015-E007, KG015-E008B, KG015-E009, KG015-E010, KG015-P100, KG015-P101B, KG015-P102A, KG015-P103, KG015-P104, KG015-P105, KG015P106D, KG015-P107A, KG015-P108A.

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

Informative(s):

- 1 Reasons for granting permission

The application seeks to make minor amendments to the scheme approved under reference 2016/1121/P for a rear two-storey bay extension and ground floor bay extension with Crittall windows and doors to match existing. The amendments include the addition of a ground floor window in the flank elevation, and a reduction in size of the previously approved flank ground floor window, both Crittall units.

The proposed additional window at ground floor level would not give rise to overlooking or a loss of privacy and is therefore acceptable in terms of its impact on amenity. The proposed windows are appropriate in terms of their design and impact on the appearance of the host building, along with the wider conservation area.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework. The proposed development accords with Policies A1, D1 and D2, of the Camden Local Plan Submission Draft 2016.

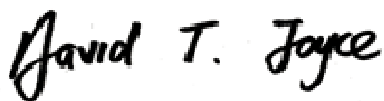
- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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  
Director of Planning and Regeneration