

Ms Emma Nsugbe
Hopkins Architects Partnership LLP
27 Broadley Terrace
Marylebone
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NW1 6LG

Application Ref: **2014/3542/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

4 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**65 & 67 Maygrove Road
Fortune Green
NW6 2EH**

Proposal:

Variation to condition 12 (approved plans) to planning application 2012/5934/P granted on 21/02/2013 for the redevelopment of the site to provide 91 residential units (abbreviated); namely to move east building 2m back from approved building line at the front and 1m back at the rear.

Drawing Nos:

Superseded: A_MRH_3099_RevN, A_MRH_3100_RevP, A_MRH_3101_RevK,
A_MRH_3102_RevH, A_MRH_3103_RevH, A_MRH_3104_RevL, A_MRH_3105_RevE,
A_MRH_4001_RevG, A_MRH_9012 J Accommodation schedule;

Revised: A_MRH_3099_RevP, A_MRH_3100_RevQ, A_MRH_3101_RevL,
A_MRH_3102_RevJ, A_MRH_3103_RevJ, A_MRH_3104_RevM, A_MRH_3105_RevF,
A_MRH_4001_RevH, A_MRH_9012 J Accommodation schedule as amended 18.6.14.

Condition 12 of the planning permission granted on 21/02/2013 (Camden ref: 2012/5934/P) shall be replaced by the following condition:



The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; A_MRH_2001 A Existing Ground Floor; A_MRH_2002 A Existing First Floor; A_MRH_2003 A Existing Second Floor; A_MRH_2004 A Roof Plan; A_MRH_2010 A Existing Site Plan; A_MRH_2015 A Topographical Survey; A_MRH_2040 D Demolition Plan; A020 Existing Elevation; A030 Existing Sections CC-DD; A031 Existing Sections AA-BB; A_MRH_3002 E Tree Locations; A_MRH_4020 A Level Comparisons; A_MRH_5010 A Proposed Typical Flats (02_11)(02_13); A_MRH_5011 A Proposed Typical Flats (02_05)(02_17); A_MRH_5012 A Proposed Typical Flats plan for energy modelling; A_MRH_5013 A Proposed Typical Wheelchair Accessible Unit; A_MRH_3000 A Proposed Location Plan; A_MRH_3001 A Proposed Site Plan; A_MRH_9012 J Accommodation schedule as amended 18.6.14 ; A_MRH_4000 M Proposed South and North Street Elevation; A_MRH_4001 H Proposed East + West elevation; A_MRH_4002 C Proposed Street Elevation; A_MRH_4005 C Proposed South Elevation no Basement; A_MRH_4010 D Proposed section AA-BB; A_MRH_4012 C Proposed section DD-EE; A_MRH_4013 B Proposed section FF-GG; A_MRH_3111 F Proposed GEA Scope; A_MRH_3110 E Proposed GIA Scope; A_MRH_3105 F Proposed Roof Plan; A_MRH_3104 M Proposed Penthouse Floor Plan; A_MRH_3103 J Proposed Third Floor Plan; A_MRH_3100 Q Proposed Ground Floor Plan; A_MRH_3099 P Proposed Basement Floor Plan; A_MRH_2005 D GEA of existing buildings; A_MRH_3101 L Proposed First floor; A_MRH_3102 J Proposed Second Floor; SK013 A Communal Amenity Space Area; Basement Impact Assessment by Pringuer James November 2012 rev C Job no L994 with Appendices A (Mapping Data, B Structural Drawings, C to D; Energy Statement by Greengage Final version 02 October 2012; Air Quality Assessment by Entran Revision 2 dated 30/10/2012; Sunlight & Daylight Report by Schroeder's Begg Ref 1036/B dated October 2012; Site Specific Arboricultural Survey, Impact & Method Statement by Wassall Arb Services Dated 2nd Nov 2012; Biodiversity Assessment & Code for Sustainable Homes Ecology Report by Greengage, Final version dated Nov 2012. Code for Sustainable Homes Pre-Certification Framework Report FINAL by Greengage October 2012; Marketing Report dated Wed Dec 7 2011 and letter dated 25 Sept 2012 from David Matthews (Dutch & Dutch); Sustainability Statement by FINAL 02 by Greengage October 2012; Transport Assessment dated Jan 2013 by Paul Mew Associates;

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

Informative(s):

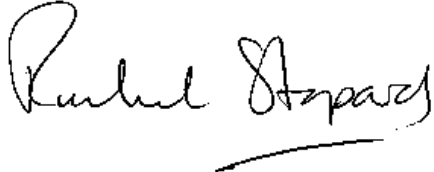
- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment