

Mr Val Petrushechkin

72 Cardinal Place
Woking
GU22 7LW

Application Ref: **2017/0711/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

8 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
**9 Grange Gardens
London
NW3 7XG**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2015/5952/P dated 31/12/2015 for erection of a part single part two storey side extension following demolition of existing garage and relocation of single storey garage; to allow for changes to massing and fenestration.

Drawing Nos: Design & Access Statement, KAM02_P_001 P01, KAM01 P_011 Rev P03, KAM01 P_012 Rev P03, KAM01 P_013 Rev P03, KAM01 P_021 Rev P03, KAM01_P_031_RevP03, KAM01_P_032_RevP03, KAM02_P_101 Rev P01, KAM02_P_102_Rev P02, KAM02_P_103_Rev P02, KAM01 P_121 Rev P02, KAM01 P_122 Rev P02, KAM02_P_123 Rev P01, KAM02_P_131_Rev P02, KAM02_P_132_Rev P02.

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 this permission.

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 policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Condition no.3 of planning permission ref 2015/5952/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: Design & Access Statement, KAM02_P_001 P01, KAM01 P_011 Rev P03, KAM01 P_012 Rev P03, KAM01 P_013 Rev P03, KAM01 P_021 Rev P03, KAM01_P_031_RevP03, KAM01_P_032_RevP03, KAM02_P_101 Rev P01, KAM02_P_102_Rev P02, KAM02_P_103_Rev P02, KAM01 P_121 Rev P02, KAM01 P_122 Rev P02, KAM02_P_123 Rev P01, KAM02_P_131_Rev P02, KAM02_P_132_Rev P02,

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

- 4 The garage hereby permitted shall only be used for the parking of motor vehicles and storage ancillary to the dwelling. The garage shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: To ensure the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for Granting Permission

The application relates to a detached dwelling house at the end of a cul-de-sac in the residential area west of Hampstead Heath. The application seeks to vary the

approved plans associated with planning permission 2015/5952/P, to allow minor changes to the massing and fenestration of the development.

The proposal includes changes to the first floor rear elevation including an increased width of the approved bedroom window, and the addition of a narrow en-suite window. The proposals are minor and would not have a material impact on neighbour amenity or the appearance of the building. A small rear infill is proposed at ground floor level, to make the elevation in line with the wall above. Widened windows are proposed at ground and first floor levels on the front elevation of the approved two storey side extension. It is considered that the proposed amendments would not cause harm to the appearance of the building and would be sympathetic to the wider design.

The planning history of the site has been taken into account when coming to this decision.

An objection has been raised regarding the impact of development on a mature oak tree to the south of the site. The application currently under consideration relates to minor amendments to the development approved under ref. 2015/5952/P, which included permission for a single storey garage extension on the south side of the existing dwelling. The proposed revisions do not include changes to the size of the single storey extension previously approved, and the proposal does not therefore materially affect this part of the development. In addition, conditions can only lawfully be used to control matters on land within the developer's control.

As such, the proposed development would not harm the character and design of the host property or the surrounding area and is considered to accord with policies CS5, CS11 and CS14 of the London Borough of Camden Local development Framework Core Strategy, and policies DP18, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016, the National Planning Policy Framework 2012, and policies G1, A1 and D1 of the Camden Draft Submission Local Plan 2016.

- 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).
- 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 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

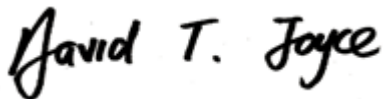
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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
Director of Regeneration and Planning