

Mr Ian Laverick
GMA Architecture Ltd
UK House
82 Heath Road
Twickenham
TW1 4BA

Application Ref: **2017/3515/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

18 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
3 Menelik Road
LONDON
NW2 3RS

Proposal:
Variation of condition 3 (approved drawings) of permission (ref: 2016/3141/P) for Erection of single storey side and rear extensions dated 11/07/2016, namely to change the design and height of roof to the rear extension adjacent to the boundary (Retrospective).
Drawing Nos: Superseded plans:HA-20, HA-21, HA-22

Revised plans: HA20RevA, HA-21RevA, HA-22RevA

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission ref: 2016/3141/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

Supporting information photographs, Suffix 27004HA;
1,2,10,11,12,13,20RevA,21RevA,22RevA,23.

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

Informative(s):

1 Reasons for granting approval of details.

The applicant has submitted this retrospective variation of drawings application due to the extension being built differently to what was approved within original permission.

The difference between the parent permission and this one is the infill conservatory extension in terms of height, design of roof, fenestrations and materials.

The original design had a frameless structural glass conservatory at 2.5 metres in height on the boundary with the neighbour No.1 Menelik Road to the south, this current application which is now built is 3 metres in height with a stone coping parapet which now resembles more of a solid extension as opposed to a conservatory.

The extension is taller by 500mm but has not become deeper.

The as built appears more uniform in matching render material, height, parapet and sliding doors to match the other extension which was approved in the previous permission.

The amendments are considered to be acceptable, and do not detract from the approved scheme. The changes are considered acceptable and are similar to the size and design as approved in amendments mentioned above.

The proposal is at the rear and is not readily visible from public viewpoints. The changes to this extension appears secondary to the main building as it follows the existing building lines of the property. This is characteristic of buildings in the area and was something the appeal decision sought to preserve.

As mentioned above, although the extension is higher on the boundary with No.1, the extension is not built deeper and remains no more than 3 metres in depth (as previously approved) and remains less than 1.5 metres beyond the rear of No.1's bay window near the boundary. As such it would not be any material increase in amenity issues to the neighbour.

No objections were received following statutory notification of the application prior to making this decision. The site's planning history and relevant appeal decisions were 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 and policies A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

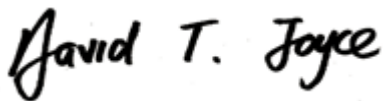
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1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