

Almas Bavcic  
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AD Design Concepts  
25 Grampian Gardens  
London  
NW2 1JH

Application Ref: **2015/1628/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

16 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**10A Oakhill Avenue**  
**London**  
**NW3 7RE**

#### Proposal:

Variation of condition 3(approved plans) of planning permission 2014/1037/P dated 27/08/2014 (for the erection of a 3 storey plus lower ground and basement levels to accomodation 2 x 4 bed and 3 x 3 bed units, 7 car parking spaces and cycle storage) namely to reconfigure the internal layout, repositioning of parking area in basement, repositioning of main entrance to lower ground floor level, enlargement of rear lightwells, alterations to fenestration and change of material treatment of setback, top floor level.

#### Drawing Nos: Superseded Plans:

OHA-PL-PR-01C, OHA-PL-PR-02G, OHA-PL-PR-03K, OHA-PL-PR-05G, OHA-PL-PR-06H, OHA-PL-PR-08B, OHA-PL-PR-10C, OHA-PL-PR-12E, OHA-PL-PR-13, OHA-PL-PR-20G, OHA-PL-PR-21C, OHA-PL-PR-22D, OHA-PL-PR-23C, OHA-PL-PR-24A, OHA-PL-PR-25B, OHA-PL-PR-26A and OHA-PL-PR-40A.

#### Revised Plans:

99-001, 99-010 Revision B, 99-011 Revision B, 99-012, 99-013, 99-014, 99-015, 99-200, 99-201, 99-300, 99-302, 99-303, 99-304, 99-305, 99-307, 99-308, Basement Impact



Assessment: Hydrology and hydrogeology reference 63451R1 March 2015 prepared by esi, Factual Report on Ground Investigation report ref 9374/MC/AW February 2015 [Rev 1] and Interim Basement Impact Assessment Screening Report: 'land stability' report ref 9374D/MC/AW February 2015 [Rev 0] prepared by Soil Consultants, Slope Stability and Ground Movement Assessment report number 15-061-R-001 February 2015 prepared by KEY GS, packmanlucas Structural Designers letter dated 17th December 2015.

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 3 of planning permission granted on 27/08/2014 under reference number 2014/1037/P shall be replaced by the following condition:

#### REPLACEMENT CONDITION 3

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

99-001, 99-010 Revision B, 99-011 Revision B, 99-012, 99-013, 99-014, 99-015, 99-200, 99-201, 99-300, 99-302, 99-303, 99-304, 99-305, 99-307, 99-308, Basement Impact Assessment: Hydrology and hydrogeology reference 63451R1 March 2015 prepared by esi, Factual Report on Ground Investigation report ref 9374/MC/AW February 2015 [Rev 1] and Interim Basement Impact Assessment Screening Report: 'land stability' report ref 9374D/MC/AW February 2015 [Rev 0] prepared by Soil Consultants, Slope Stability and Ground Movement Assessment report number 15-061-R-001 February 2015 prepared by KEY GS, packmanlucas Structural Designers letter dated 17th December 2015, Daylight, Sunlight and Overshadowing Report by Syntegra Consulting dated February 2014, Energy Strategy Report by Syntegra Consulting dated February 2014, Basement Impact Assessment: 10a Oakhill Avenue Ref:61458R1 Rev3 by esi dated June 2014, Basement Impact Assessment Screening Report: Land Stability by Soil Consultants dated April 2014, Structural Feasibility Report by Ian Harban Consulting Engineers Rev D dated April 2014, Slope Stability and Ground Movement Assessment by Key GS dated June 2014, Arboricultural Impact Assessment Report by Landmark Trees dated February 2014 and Affordable Housing Statement.

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

Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 27/08/2014 under reference number 2014/1037/P and is bound by all the conditions attached to that permission. This includes condition 1 providing for a 3 year time period for

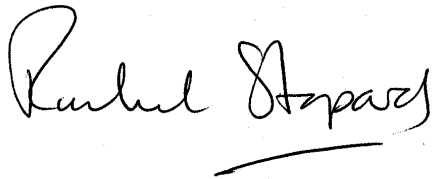
implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

Rachel Stopard  
Director of Culture & Environment