

STANWAY LITTLE ASSOCIATES

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30th January 2018

PJS/lS/1975

Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Dear Sirs,

Letter accompanying a Planning Application to alter Condition 3 attached to Planning Permission 2016/4095/P

Town and Country Planning Act 1990 as Amended

32 Burghley Road, London NW5 1UE

We have pleasure in enclosing a completed planning application seeking an alteration to Condition 3 attached to PP 2016/4095/P granted on the 3rd October 2016, submitted electronically via the Planning Portal.

Condition 3 requires:

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

0064_GA_001; 0064_GA_002; 0064_GA_003 Rev C; 0064_GA_004 Rev C; Design and Access Statement; Site Location Plan and Block Plan

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

The drawings provided with the application and thereby permitted and as listed above are inaccurate and do not represent the true configuration of the building as it existed before the works were carried out.

Stanway Little Associates
Is the trading name of Stanway Little Associates Ltd
Director Peter Stanway AA Dipl Dip TP Dip DS RIBA RTP1
Town Planning Advisor to the RIBA

Company No 6547102
VAT Registration No 522 7841 47

As a consequence the development could not be executed as drawn and various minor revisions were necessary to enable the proposals to be implemented as generally intended. These minor revisions do not accord with the details as drawn and permitted.

Revised drawings have therefore been prepared which accurately show the building as it existed before the works were carried out, the Pre Existing Drawing no 1975/PRE 1, and also as the works have been built, the As Built Drawing 1975/AB 1.

The main differences between the approved drawings and these new drawings is that the Party Wall and the Party Fence Wall is now accurately positioned, with the completed construction correctly drawn.

The large by-fold doors shown in the rear lower ground floor have also be altered to provide smaller doors which fit in sympathetically with the main building.

The applicant wishes to vary Condition 3 to read:

The development hereby permitted shall be carried out in accordance with the following approved plans 0064 GA 001; 0064 GA 002; 0064 GA 003 Rev C; 0064 GA 004 Rev C; Design and Access Statement; Site Location Plan and Block Plan together with drawings no 1975/PRE 1 and 1975/AB 1

Re-worded Condition 3 will continue to give protection for the avoidance of doubt and in the interest of proper planning and will ensure that the reason for imposing the condition is maintained.

The imposition of Planning Conditions is governed by the guidance given in Circular 11/95, conditions must be:

- a) Necessary
 - b) Relevant to planning
 - c) Relevant to the development permitted
 - d) Enforceable
 - e) Precise
- And
- f) Reasonable in all other respects.

The proposed rewording of Condition 3 fits in with these requirements, and will now accurately describe the development in terms of the relevant drawings.

This application should therefore be supported by the Council and we look forward to receiving Planning Permission in due course

Yours faithfully,

Peter Stanway.