

Application ref: 2018/0242/P
Contact: Patrick Marfleet
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Date: 23 March 2018

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HH Plus
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Drummond Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat A-B
21 Cannon Place
London
NW3 1EH

Proposal:

Variation of condition 3 (approved plans) of planning permission 2015/7001/P dated 31/03/2016 as amended by permission 2016/3163/P dated 21/11/2016 (external alterations including reconfiguration of existing single storey rear extension at lower ground floor level and enlargement of existing roof terrace at upper ground floor level) namely to change the external materials of the proposed extension and alterations to the side elevation fenestration.

Drawing Nos: 243_EX_001 A, 243_EX_200 A, 1702 A100 R, 1702 A001 R

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 the original permission, reference 2015/7001/P dated 31/03/2016.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 243_EX_001 A, 243_EX_200 A, 1702 A100 R, 1702 A001 R

Reason:

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

Informative(s):

- 1 The proposed alterations to the lower ground floor side entrance area and fenestration of the host property, and alterations to the fenestration and terrace balustrade of the approved rear extension, are considered to represent minor amendments that would not materially alter the overall appearance of the approved development. Furthermore, the use of stock brick rather than the approved zinc cladding as the main facing material for the extension, would compliment the appearance of the host dwelling and ensure no harm is caused to the character of the surrounding conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 31/03/2016 ref 2015/7001/P (as amended by 2016/3163/P dated 21/11/2016). In the context of the permitted scheme, it is considered that the amendment would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

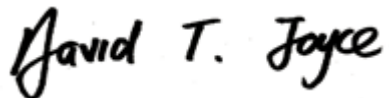
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1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