

Application ref: 2018/2916/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 12 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Joe Wright Architects Ltd
14 Manchester Road
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N15 6HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat 1
1 Fordwych Road
London
NW2 3TN

Proposal:

Removal of condition 3 (details of green roof) of planning permission ref: 2016/4917/P dated 03/01/2017 for a single storey, wrap-around extension to ground floor flat.

Drawing Nos: Application form received on 21/06/2018.

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 ref. 2016/4917/P dated 03/01/2017.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1603-01_PL_000; 1603-01_PL_001; 1603-

01_PL_002 Rev B; 1603-01_PL_003; 1603-01_PL_004; 1603-01_PL_102 Rev F; 1603-01_PL_104 Rev F; 1603-01 PL 103 Rev E; C; 1603-01_PL_101 Rev F.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of sash window (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Manufacturer's specification details of timber cladding (to be submitted to the Local Planning Authority) and samples of those materials.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

This application seeks to remove condition 3 of planning permission 2016/4917/P, dated 03/01/2017 so as to remove the requirement to provide details for a green roof.

The applicant states that the approved proposal did not include a green roof and that condition 3 was therefore included in error. The approved plans confirm that the roof above the extension was proposed to be a synthetic green roof, with no planting required. Furthermore, the reasons for granting permission included in the Decision Notice do not make reference to a proposed green roof, nor to condition 3 requiring the submission of details for a green roof. As such, condition 3 is considered to be unreasonable, and the removal of this condition is considered to be acceptable.

The proposal would not cause undue harm to the residential amenities of neighbouring properties.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

The proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, policies G1, A1 and D1 of the Camden Local Plan 2017. The proposed development also

accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2018.

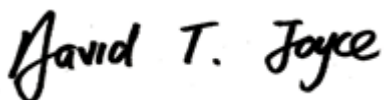
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period 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 that 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, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning