

**Planning Statement in respect of Application for material minor amendment under Section 73 of the Town & Country Planning Act 1990 (as amended).**

**Application Site:** 88 Fordwych Road, London NW2 3TJ

**The Application**

The application is made in respect of application ref: 2012/5657/P, granted planning permission 21<sup>st</sup> December 2012.

**Proposal**

Variation of condition 04 of planning permission ref: 2012/5657/P, granted planning permission 21<sup>st</sup> December 2012, to read as follows:

*"The outbuilding hereby permitted shall be used only for the purposes incidental to the enjoyment of the existing flats, 88 Fordwych Road and shall not be used as an independent self-contained residential unit or for commercial purposes, unless otherwise agreed in writing by the Local Planning Authority."*

**The proposed changes**

Condition 2 states:

*"The outbuilding hereby permitted shall be used only for the purposes incidental to the enjoyment of the existing residential unit Flat 1, 88 Fordwych Road and shall not be used as an independent self-contained residential unit or for commercial purposes unless otherwise agreed in writing by the Local Planning Authority."*

The proposal seeks an amendment to the condition to read:

*"The outbuilding hereby permitted shall be used only for the purposes incidental to the enjoyment of the existing flats, 88 Fordwych Road and shall not be used as an independent self-contained residential unit or for commercial purposes, unless otherwise agreed in writing by the Local Planning Authority."*

The change seeks to allow not only the residents of Flat 1 to use the outbuilding but all the flats in the main building. The condition was imposed; "To protect the character and amenities of the area." The proposed variation of the condition would continue "to protect the character and amenities of the area." Moreover, the rear garden the outbuilding is located is a communal rear garden.