

Application ref: 2021/0189/P  
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Date: 29 March 2021

**Development Management**  
Regeneration and Planning  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Variation or Removal of Condition(s) Granted**

Address:  
**10 Ferncroft Avenue**  
**London**  
**NW3 7PH**

#### **Proposal:**

Variation of condition 2 (approved plans) of permission ref:2020/0113/P dated; 04/08/20 (Erection of extensions, two dormers and other alterations) namely to amend glazing details to the south east and rear facing elevations, brick panels to rear elevation, brick slips to the front bay, lead cladding to rear elevation of existing ground floor and link to rear extension, new door and concrete steps to north west elevation, new gutter, rainwater and soil vent pipework, new vent tiles and brickwork, and boiler and fireplace flues to side and rear elevations.

Drawing Nos: Previously approved drawings; PA-01 Ground Floor Plan Rev P-01; PA-04 Front & Rear Elevation Rev P-01; PA-05 Side Elevations Rev P-00;

New proposed drawings; PA-01 Ground Floor Plan Rev P-02; PA-04 Front & Rear Elevation Rev P-03; PA-05 Side Elevations Rev P-01; Brick detail PA-07 Rev00.

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 planning permission ref; 2020/0113/P

dated; 04/08/20.

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

- 2 For the purposes of this decision, condition no.2 of planning permission 2020/0113/P dated; 04/08/20 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

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

LP-00 Location and Site Plan; SP-00 Existing and Proposed Site Plan; 18107 Tree protection plan Dec 2019; Tree protection during building of rear extension by Tretec December 2019; Existing drawings: EX-01 Ground Floor Plan Rev P-00; EX-02 First & Second Floor Plan Rev P-00; EX-03 Third Floor & Roof Plan Rev P-00; EX-04 Front & Rear Elevation Rev P-01; EX-05 Side Elevations Rev P-00; EX-06 Section AA Rev P-00; Proposed drawings: PA-02 First & Second Floor Plan Rev P-01; PA-03 Third Floor & Roof Plan Rev P-00; PA-06 Section AA Rev P-00; PA-01 Ground Floor Plan Rev P-02; PA-04 Front & Rear Elevation Rev P-03; PA-05 Side Elevations Rev P-01, Brick detail PA-07 Rev00.

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

#### Informative(s):

- 1 Reasons for granting permission.

Variation of condition 2 (approved plans) of permission ref:2020/0113/P dated; 04/08/20 (Erection of extensions, two dormers and other alterations) namely to;

-Amend glazing details to the south east and rear facing elevations

-Brick panels to rear elevation of rear extension

-Lead cladding to rear elevation of existing ground floor and link to rear extension

-New door and concrete steps to north west elevation

-New gutter, rainwater and soil vent pipework, new vent tiles and brickwork, and boiler and fireplace flues to side and rear elevations.

- Brick slips to the front bay first floor

The works are considered to be minor in the context of the originally approved scheme. The minor alteration is considered not to result in undue harm to the

residential amenities of neighbouring properties.

The conservation area officer has reviewed the application and consider the scheme acceptable, but requested further clarification on the rain water pipes in which the applicant subsequently confirmed this would be painted black iron to match the existing. The conservation officer also supported the hanging brick slips to the first floor front bay window which is considered enhancement to the existing pebbledash.

The planning history of the application site was considered prior to this determination.

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.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan (2007), policy NE2 of the Hampstead Neighbourhood Plan (2018), the London Plan (2021) and the National Planning Policy Framework (2019).

- 2 You are advised that this decision relates only to the changes named above and shall only be read in the context of the substantive permission granted on 04/08/20 under reference number 2020/0113/P and is bound by all the conditions attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer