

Application ref: 2022/3169/P
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Date: 11 April 2023

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GMA Architecture Ltd
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82 Heath Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**22 Lancaster Grove
London
NW3 4PB**

Proposal: Amendments to the front boundary of replacement two-storey dwellinghouse with basement and attic granted planning permission ref 2015/6106/P dated 29/03/2017, namely to relocate the vehicular and pedestrian gates.

Drawing Nos: Superseded: 22LG-P8-(10)-010 Rev D - Proposed front and rear elevations (Proposed front (north facing) elevation)

Revised plans: EX-06 P2 Proposed Front Entrance Gates and Wall Plan; EX-07 P2 Proposed Front Entrance Gates and Wall Elevation

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 2 of planning permission reference 2015/6106/P dated 29/03/2017 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

Noise Impact Assessment prepared by Syntegra Consulting dated 27 February 2014. Daylight, Sunlight and Shadow report prepared by point surveyors dated February 2015; Basement Impact Assessment including flood risk assessment prepared by Chelmer Site Investigations dated October 2015; Independent assessment of documentation submitted for Basement assessment prepared by Geotechnical Consulting Group dated August 2014.

Existing drawings: 22LG-P8-A-(00)-00; 22LG-P8-(15)-001; 22LG-P8-(00)-10; 22LG-P8-(00)-11; 22LG-P8-(00)-001; 22LG-P8-(00)-002;

Proposed drawings: (prefix 228-17-):

SP-01(July 22) (Site Plan); PL01 (lower ground floor); PL02 (ground floor); PL03 (1st floor); PL04 (2nd floor); PL11 (roof plan); Approved and Proposed Front Elevation 228-17-PL-07 (May 20); Approved and Proposed Flank Elevation (East) 228-17-PL-08 (May 20); Approved and Proposed Rear Elevation 228-17-GA-09 (May 20); Approved and Proposed Flank Elevation (West) 228-17-GA-10 (May 20); Section AA 228-17-GA-11 rev T1; Roof Plan 228-17-GA06 Nov18; PL14-revA (material sample); EX-06 P2 Proposed Front Entrance Gates and Wall Plan; EX-07 P2 Proposed Front Entrance Gates and Wall Elevation

Tree protection plan JKK8117_Figure 03.01 rev C; Tree retention and removals plan JKK8117_Figure 02.01 rev C; Arboricultural Impact Assessment/method statement by rpsgroup, ref JMK8117 dated 31st January 2019.

CCTV specifications (Hikvision IPC-T680H-Z_Datasheet_V20210327)

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

Informative(s):

1 Reason for granting approval-

The applicant seeks to slightly alter the location of one set of vehicular gates and to relocate the adjoining pedestrian gate to outside the tree with consequent changes to the boundary wall of the approved scheme. This is due to the location of the existing dropped kerbs and location of street trees. This would result in a widened boundary wall in parts and a slight increase in the width of the approved planters which would have a limited impact on the appearance of the building and streetscene.

The changes would introduce no new impacts on the amenity of occupiers of neighbouring properties, nor would they significantly alter any impacts arising from the approved development. The design changes would preserve the character and appearance of the approved design, the streetscene and the wider Belsize Conservation Area.

The full impact of the scheme has already been assessed by virtue of the original permission granted under reference number 2015/6106/P dated 29/03/2017 (as later amended by planning reference 2018/4896/P dated 09/09/2019; planning

reference 2019/6091/P dated 10/01/2020; planning reference 2020/2317/P dated 13/07/2020; and planning reference 2022/1866/P dated 20/07/2022).

In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive planning permission reference 2015/6106/P dated 29/03/2017 (as later amended) and is bound by all the conditions and obligations 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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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