

Application ref: 2023/2202/P
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Date: 18 July 2023

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Carolyn Squire Architect
122 Church Walk
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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:

Flat A
14 Courthope Road
London
NW3 2LB

Proposal: Non-Material Amendment pursuant to planning permission 2022/5558/P dated 12/04/2023 (for: erection of ground floor rear extension and garden shed in rear garden)
CHANGES INCLUDE: Increase the depth of extension and alterations to doors

Drawing Nos: Superseded Plans: 2221/3, 2221/4A,

Proposed Plans: 2221/1, 2221/2, 2221/3 A, 2221/4B

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 2022/5558/P 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-

2221/1, 2221/2, 2221/3 A, 2221/4B

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

Informative(s):

1 Reason for granting approval:

The changes include increasing the depth of the approved extension into the rear garden by 0.25m. This would result in a minimal change to the appearance of the rear extension and would allow for an increase in floorspace in the approved bedroom. An acceptable amount of amenity space would be retained and the development would remain in keeping with the pattern of rear development along the terrace. No changes are proposed to the materials and finishes of the extension. It is also proposed to reduce the width of the double doors on the rear of approved extension by approx. 0.3m. This would have a minimal impact on the design of the extension and is considered to be acceptable. The increase in depth would have a negligible impact on the amenity of neighbouring occupiers regarding daylight and sunlight levels and sense of enclosure. As such, the increased depth of the extension and alterations to the doors are considered acceptable.

The amendments are considered to be in keeping with the character and appearance of the host property and conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2022/5558/P dated 13/04/2023. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 13/04/2023 under reference number 2022/5558/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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to be 'DRP', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer

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