

Application ref: 2023/4387/P  
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Date: 1 November 2023

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HGH Consulting  
45 Welbeck Street  
London  
W1G 8DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**69 Avenue Road  
London  
NW8 6HP**

Proposal:

Alterations to amend rooflight design and placement and internal reconfigurations at basement level as a non-material amendment to planning permission ref. 2020/2330/P dated 15/09/2021 (as amended by 2023/2685/P dated 27/07/2023 and 2023/3904/P dated 06/10/2023) for 'Demolition of existing side extension and erection of a single storey side and rear extension; erection of a two storey rear extension with roof extension and 3x replacement rear dormer windows; excavation of a basement and lightwell and associated works'.

Drawing Nos:

Superseded: 18030-P001-A; 18030-P090-A; 18030-P100-B; 18030-P110-A; 18030-P120-A; 18030-P130-A

Revised: 18030-P001-C; 18030-P090-C; 18030-P100-C; 18030-P110-C; 18030-P120-C; 18030-P130-C

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.3 of planning permission 2020/2330/P shall be replaced with the following condition:

### REPLACEMENT CONDITION 3

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

18030-X100, 18030-X110, 18030-X120, 18030-X130, 18030-X200, 18030-X300, 18030-X301, 18030-X302, 18030-X303, 18030-P001-C; 18030-P090-C; 18030-P0110-C; 18030-P0120-C; 18030-P130-C; 18030-P009-A, 18030-P200, 18030-P300-A, 18030-P301-A, 18030-P302-A, 18030-P303-A, 18030-P100- C, 18030-P201-A, 18030-P202-A, 18030-P203-A

Cover Letter, Design and Access Statement, Arboricultural Impact Assessment by Landmark Trees dated 28/02/2020, Energy & Sustainability Statement by XCO2 dated March 2020, Heritage Significance and Impact Assessment by Heritage Information dated Jan 2020, Plant Noise Impact Assessment by NSL dated 28/02/2020, Planning Statement, Basement Impact and Ground Movement Assessment Report by GEA dated Nov 2020, Basement Impact Assessment - Structural Methodology by Croft Structural Engineers dated 27/11/2020, Surface Water Flow and Flood Risk Assessment by Water Environmental Ltd dated Dec 2020, Basement Impact Assessment Audit by Campbell Reith dated March 2021; Structural technical note prepared by MBP dated 22nd June 2023; NMA application document prepared by KSR dated June 2023

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

Informative(s):

1 Reason for granting approval-

The alterations at both main roof level and the roof of the single storey extension involve a change to the rooflight design (from circular to square) and placement. There would be no increase in the number of rooflights.

Internally, the basement and ground floor layouts would be slightly reconfigured with no changes to its overall envelope which would remain as consented.

All proposed alterations are considered to be discreet and the character and appearance of the new building would be maintained.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2020/2330/P (dated 15/09/2021). In the context of the permitted scheme, it is considered that the amendment 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 set out in the description and shall only be read in the context of the substantive permission ref. 2020/2330/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 read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

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