

Application ref: 2020/5555/P
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Date: 2 November 2023

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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:

**17 Cotleigh Road
London
NW6 2NL**

Proposal: Non-material amendments to planning permission reference 2018/2452/P dated 11/09/2018 for the 'Erection of single storey rear infill/rear extension; formation of rear terrace at third floor level and alteration to existing rear window opening at third floor level to form door opening to dwellinghouse' namely replacement of rear extensions bifold doors with fixed glazed panel and glazed door, rooflight to rear extension, alterations to Juliet balcony at first floor level with addition of fixed panel and replacement of rear windows.

Drawing Nos:

Superseded 1313.28b,

Approved: 200-P1, 201-P1, 400-P1, 630-T3

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 reference 2018/2452/P dated 11/09/2018.

REPLACEMENT CONDITION 3

200-P1, 201-P1, 400-P1, 630-T3, 1313 00, 100; 101, 102; 107a, 108.

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

Informative(s):

1 Reasons for approval:

The amendments would not increase the height or depth of the rear extension. The alterations to the windows and doors of the extension are considered to be a minor change which would not have a harmful impact on the host building. Similarly, the addition of a rooflight is considered to have little to no impact on the appearance of the extension. The use of a metal balustrade rather than a glazed panel for the Juliet balcony would relate better to the style of the building and wider terrace. The change to the size of the Juliet balcony, with the inclusion of a fanlight above, is also non-material as a result of its minor scale and location. The change from the rear multi-pane, two over two sash windows to casement windows can be considered non-material given the location at the rear. There is much variety at the rear of Cotleigh Road as many properties on this terrace have casement windows. It is noted that the site is not within a conservation area, and the windows would be timber framed.

Overall, it is considered that it would have no material impact on the character and appearance of the host property or wider area. There would be no material impact on neighbouring amenities.

The full impact of the scheme has already been assessed by virtue of the previous approval Ref. 2018/2452/P dated 11/09/2018. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development in terms of character 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 shown on the revised drawings and shall only be read in the context of the substantive permission granted under Ref. 2018/2452/P dated 11/09/2018 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 positioned at the top left of the page.

Daniel Pope
Chief Planning Officer

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