

Application ref: 2023/5185/P  
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Date: 4 January 2024

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Archic  
14 Holly Grove  
LONDON  
SE15 5DF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**15 Lymington Road**  
**London**  
**NW6 1HX**

Proposal: Alterations to reduce basement size and to rooflights of rear extension as a non-material amendment to application ref. 2016/2597/P (dated 12/01/2018) for 'Excavation of a single storey basement with lightwell to front and rear and replacement rear extension'

Drawing Nos:  
Superseded: 602.G.101 (Rev P4); 602.G.102 (Rev P2)

Revised: 08; 09; 010; 011; 012; 013

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 2016/2597/P (dated 12/01/2018) 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-

08; 09; 010; 011; 012; 013; Design & Access Statement (prepared by Gregory Phillips Architects dated April 2016) AIA and AIP prepared by Trevor Heaps Arboricultural Consultancy Ltd. Dated 10/03/2016; BIA prepared by Ecos Maclean dated 06/05/2016; BIA Addendum prepared by BTA Structural Design dated May 2017; Ground Movement Assessment Report prepared by GEA dated 3 March 2017

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

Informative(s):

1 Reason for granting approval-

The first of two amendments involves a reduction in the depth of the basement which as approved extended from the front to the rear of the property. The amendment would see it reduced from approximately 140m<sup>2</sup> to 78m<sup>2</sup> (excluding lightwells). A stepped and landscaped rear lightwell would remain as approved apart from the loss of the front lightwell. There would be no change to the appearance of the development as approved as the reduction is all subterranean.

The approved extension features two rooflights (one of which extends down the side elevation) at the junction of the existing and new buildings. The second amendment would see the proportions and position of these changed slightly but the overall amount of glazing would remain similar to the approved situation and the change would not be perceptible in public views and only very limited private views.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 12/01/2018 under ref 2016/2597/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on 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.2016/2597/P (dated 12/01/2018) 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 2023.

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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