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8th January 2024

NON -MATERIAL AMENDMENT (SECTION 96a) APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

NONMATERIAL AMENDMENT TO PLANNING PERMISSION 2022/2145/P- (SUBSTANTIAL DEMOLITION OF FRONT, SIDE AND REAR OF EXISTING BUILDING AND RE-MODELLING TOFORM A NEW 4 STOREY 5 BEDROOM HOUSE WITH RE-MODELED FRONT AND REAR HARDSTANDING/ GARDEN INCLUDING A BIN STORE, BIKE STORE AND AIR SOURCE HEAT PUMP IN FRONT OF THE NEW HOUSE) AT ST JOHNS LODGE, THE STUDIO, HARLEY ROAD, LONDON, NW3 3BY.

Please accept this covering letter as an accompaniment to this non - material amendment to planning permission 2022/2145/P to allow for a reduction in demolition extent, material alterations, removal of roof light, internal layout alterations, hard and soft landscape alterations, bin/cycle/ air source heat pump enclosure alterations and window alterations.

This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form and a full set of proposed amended/additional drawings.

The site

The site is located on the north-eastern side of Harley Road, to the south of the junction with King Henry's Road. It comprises a three storey semi-detached residential property. The street is characterised primarily by similar residential properties with the UCL Academy and Swiss Cottage Leisure Centre providing a contrast. The site lies within the Elsworthy Conservation Area and is not statutory or locally listed and can be deemed as a neutral contributor to the surrounding conservation area. The neighbouring properties either side and to the rear of the site (St John's Lodge, No.1 Harley Road and 157 King Henry's Road) are identified as positive contributors in the Conservation Area Appraisal. The site lies within a flood risk zone of 1 and a public transport accessibility level (PTAL) of 5/6a.

Relevant planning history

On the 18th of April 2023, discharge of condition application (2023/0602/P) for the discharge of condition 7 (tree protection), 8 (landscaping), 10 (green roof) and 14 (sustainable urban drainage) of planning permission 2022/2145/P.

On the 24th of March 2023, planning permission (reference 2022/2145/P) was granted for the substantial demolition of front, side and rear of the existing building and remodelling to form a new 4 storey 5 bedroom house with re-modelled front and rear hardstanding/garden including a bin store, bike store and air source heat pump in front of the new house.

The proposal

The proposal seeks a non-material amendment to full planning permission reference 2023/0602/P. The permission granted permission for the substantial demolition and remodelling of the existing dwelling, laying of hard standing, bin/ cycle/ heat pump storage and associated works. The proposed amendments include:

- Reduction in demolition extent
- Materiality alterations
- Removal of roof lights
- Hard and soft landscaping alterations
- Bin/bicycle/ air source heat pump enclosure alterations
- Internal layout alterations
- Window alterations and alterations to terracotta baguettes

For full details of the proposed development please refer to the submitted plans.

Planning assessment

Section 96 of the Town and Country Planning Act 1990 confers powers to Local Planning Authorities to make non-material changes to planning permissions on land in their area.

The proposed materiality changes and alterations to the internal layout, hard and soft landscaping, windows, terracotta baguettes and bin/bicycle/ air source heat pump enclosure along with the removal of roof lights would not materially affect the appearance of the proposed dwelling or neighbour amenity. The reduction in demolition extent is beneficial from a sustainability perspective.

The proposed amendments would not harm neighbour amenity, visual amenity, highway safety or any trees of merit. In the context of the overall proposal, the proposed alterations are not material and do not alter the nature of the development or the intention of the permission to an extent that would warrant re-consultation with interested parties.

Summary

As demonstrated within this letter and supporting documents, the proposed amendments to planning permission 2022/2145/P are not material. It is therefore respectfully requested that the proposed amendments are approved by the Local Planning Authority pursuant to S.96a of the Town and Country Planning Act (1990).

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning