

Application ref: 2023/5462/P
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Date: 9 January 2024

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Rachel Jones
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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
1 Adamson Road
London
NW3 3HX

Proposal: Non-material amendment to planning permission 2023/0562/P dated 10/08/2023 for 'Erection of single-storey lower ground floor rear extension', namely for the installation of a window in place of French doors at rear lower ground floor level.

Drawing Nos: Superseded: 00.101, 202

Proposed: 00.102, 203

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 2 of Planning Permission 2023/0562/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:

001, 00.001, 00.100, 00.102, 01.100, 01.101, 201, 203, 301, 302, 303, Design and Access Statement (Aug 2023 Rev B)

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

Informative(s):

1 Reason for granting approval.

The proposed amendments to the approved scheme are limited to the replacement of an existing set of external French doors at rear lower ground floor level with a window. The existing opening width and lintel will be retained, and the area below the cill will be finished in white render to match existing. The new window will be a double-glazed timber framed sash unit to match existing. Therefore, the proposed amendments are considered acceptable and will preserve the character and setting of the historic host building as well as the wider Conservation Area.

The proposed amendments are minor in scope and scale and do not alter the overall dimensions or intent of the scheme and would therefore not impact the character of the building or proposed alterations. They would not have any material impact on the character and appearance of the host property or the Conservation Area.

The changes would not have any material impact on the amenity of neighbouring occupiers, including noise, overlooking, or impacts on sunlight/daylight.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 10/08/2023 under ref. 2023/0562/P. 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 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 10/08/2023 under ref. 2023/0562/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



Daniel Pope
Chief Planning Officer

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