

Application ref: 2024/0240/P  
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Date: 5 February 2024

**Development Management**  
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North Architects Studio Limited  
32 Bayston Road  
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N16 7LT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**2 Well Road**  
**London**  
**NW3 1LJ**

Proposal: Amendments to the fenestration of the rear extension as a non-material amendment to planning permission ref. 2023/3390/P (dated 08/11/2023) for Conversion of two maisonettes into single family dwelling together with rear infill extension, enlargement of dormer roof extension, replacement of windows and alterations to front landscaping

Drawing Nos: Superseded: 480-011; 480-017 (Rev 02)

Revised: 480-011 (Rev 2); 480-017 (Rev 03)

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.2 of planning permission 2023/3390/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- (Prefix 480-) 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011 (Rev 2); 012; 013; 014 (Rev 01); 015; 016; 017 (Rev 3); 018; 019; 020; 021; 022; 023; Design & Access statement

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme involves the replacement of a pivot door and projecting bay window with full height Crittal glazed doors and adjacent windows. The form and scale of the rear extension would remain as consented. The design remains appropriate for this non-prominent location on the building and would not result in any material impact on the character or appearance of the host building.

There are no amenity impacts associated with the changes as the amended window positions would not lead to any new views or significant light spill.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under reference number 2023/3390/P (dated 08/11/2023).

In the context of the approved scheme, it is considered that the amendment would not have any additional material impact and are acceptable as non-material changes.

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. 2023/3390/P (dated 08/11/2023) and all 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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