

Application ref: 2022/3160/P
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Date: 26 February 2024

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MAP Architecture
Studio 307
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Refusal of Non-Material Amendments to planning permission

Address:

Flat 1
27 Willow Road
London
NW3 1TL

Proposal: Non Material Amendment application for; Updated design to front garden with the replacement of the existing timber fencing with metal fencing, relating to 2021/3210/P dated 22/03/2022, for; Erection of single storey rear basement infill extension and replacement of window with doors, installation of front steps from basement to ground floor, bike store, replacement front gate and landscaping alterations, replacement of door with window and installation of reduced size windows at front elevation basement level.

Drawing Nos: Site Location Plan 2103-E001, 2103-P005 RevB, Cover letter (MAP 26/07/22).

Reason(s) for Refusal

- 1 It is considered that the proposed alterations (i.e. the changes to the front boundary treatments) would substantially alter the character and appearance of the host property. Thus the proposals would materially alter the nature of the approved scheme and cannot be considered as non-material to the original permission reference 2021/3210/P dated 22/03/2022.

Informative(s):

- 1 You are advised that the proposals are not acceptable as non-material amendments to the planning permission set out above. If you wish the Council to consider these amendments you must submit a new planning application for the proposed development.

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 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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