

Application ref: 2024/0071/P
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Date: 5 March 2024

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SM Planning
80-83 Long Lane
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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:
St Johns Lodge
The Studio
Harley Road
London
NW3 3BY

Proposal: Non-material amendment to planning permission ref: 2022/2145/P dated 24 March 2023 for: "Substantial demolition of front, side and rear of existing building and re-modelling 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", namely to reduce the extent of demolition, materiality alterations, removal of roof lights, internal layout alterations, window alterations and alterations to terracotta baguettes.

Drawing Nos: 244 120 Rev P02 Dated 23.02.2024, 244 121 Rev P02 Dated 23.02.2024, 244 122 Rev P02 Dated 23.02.2024, 244 123 Rev P02 Dated 23.02.2024, 244 124 Rev P02 Dated 23.02.2024, 244 125 Rev P02 Dated 23.02.2024, 244 130 Rev P02 Dated 23.02.2024, 244 131 Rev P02 Dated 23.02.2024, 244 132 Rev P02 Dated 23.02.2024, 244 200 Rev P05 Dated 23.02.2024, 244 201 Rev P04 Dated 23.02.2024, 244 202 Rev P04 Dated 23.02.2024, 244 203 Rev P04 Dated 23.02.2024, 244 204 Rev P04 Dated 23.02.2024, 244 205 Rev P03 Dated 13.12.2023, 244 210 Rev P02 Dated 13.12.2023, 244 211 Rev P03 Dated 13.12.2023, 244 212 Rev P02 Dated 13.12.2023, 244 220 Rev P02 Dated 13.12.2023, 244 221 Rev P02 Dated 13.12.2023, 244 222 Rev P03 Dated 13.12.2023, 244 223 Rev P03 Dated 13.12.2023, Planning Cover Letter Dated 08 January 2024 Prepared by SM Planning.

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 2022/2145/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:

Drawing Nos 244: 001 P01, 100 P01, 101 P01, 102 P01, 103 P01, 104 P01, 105 P01, 110 P01, 111 P01, 112 P01, 244 120 Rev P02 Dated 23.02.2024, 244 121 Rev P02 Dated 23.02.2024, 244 122 Rev P02 Dated 23.02.2024, 244 123 Rev P02 Dated 23.02.2024, 244 124 Rev P02 Dated 23.02.2024, 244 125 Rev P02 Dated 23.02.2024, 244 130 Rev P02 Dated 23.02.2024, 244 131 Rev P02 Dated 23.02.2024, 244 132 Rev P02 Dated 23.02.2024, 244 200 Rev P05 Dated 23.02.2024, 244 201 Rev P04 Dated 23.02.2024, 244 202 Rev P04 Dated 23.02.2024, 244 203 Rev P04 Dated 23.02.2024, 244 204 Rev P04 Dated 23.02.2024, 244 205 Rev P03 Dated 13.12.2023, 244 210 Rev P02 Dated 13.12.2023, 244 211 Rev P03 Dated 13.12.2023, 244 212 Rev P02 Dated 13.12.2023, 213 01, 214 P02, 215 P01, 244 220 Rev P02 Dated 13.12.2023, 244 221 Rev P02 Dated 13.12.2023, 244 222 Rev P03 Dated 13.12.2023, 244 223 Rev P03 Dated 13.12.2023, Design & Access Statement (Gianni Botsford Architects - September 2022), Daylight, Sunlight & Oveshadowing Assessment (EAL Consult - May 2022), Energy & Sustainability Assessment (EAL Consult - April 2022), Construction/Demolition Management Plan (Pro-forma), Flood Risk Assessment (EAL Consult - April 2022), Heritage Statement (HCUK Group - May 2022), Tree Survey, Arboricultural Implications Assessment & Arboricultutal Method Statement (ROAVR Environmental - March 2022), Planning Cover Letter Dated 08 January 2024 Prepared by SM Planning.

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

Informative(s):

1 Reason for granting approval:

Planning permission was granted on 24 March 2023 (ref: 2022/2145/P) for the 'substantial demolition of front, side and rear of existing building and re-modelling 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 amendments are sought to reduce the extent of demolition, remove granted rooflights, internal layout, materiality, windows, and terracotta baguettes alterations.

The reduction in demolition extent is beneficial from a sustainability perspective and is therefore welcomed. The removal of granted rooflights on loft will reduce light spill and will not have an adverse impact on occupier or neighbouring amenity. The terracotta baguettes alterations sit fixed within the metal frame similarly to initially granted, therefore there is no noticeable difference to the design of the consent scheme. The internal layout alterations do not increase the building

footprint, the materiality alterations are minor and negligible, and the window alterations are not enlarged nor do they create any new opportunities for overlooking and lightspill. Therefore the amendments are considered to be substantially minor, and can be considered as a non-material amendment to the approved scheme ref. 2022/2145/P.

It is not considered that the proposal would not cause undue harm to the character and appearance of the host building or the wider area, or the Elsworthy Conservation Area.

It is not considered that the proposal would cause undue harm to the amenities of nearby residential properties due to the nature of the works and the fact the proposed scheme would only be beneficial and improve the neighbouring amenities.

It is therefore considered reasonable and appropriate in the circumstances and will have no adverse material effect, in terms of land use, design and bulk, to the approved scheme, and also in terms of its impact on the surrounding streetscene and neighbourhood amenity.

- 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 24 March 2023 under reference number 2022/2145/P and is bound by all the conditions and obligations 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer

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