

Application ref: 2024/0379/P
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Date: 20 March 2024

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KKR Planning & Design Ltd
Oasis Business Centres Ltd
468 Church Lane
Kingsbury
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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:

Ground Floor Flat
219 Goldhurst Terrace
London
NW6 3EP

Proposal:

Non-material amendment to planning permission 2021/0686/P dated 04/05/2022 (for: erection of a 2 storey rear extension with lightwell, following the demolition of the existing single storey rear addition), namely to install an obscure glazed roof light and boiler flue to the flat roof of the rear extension.

Drawing Nos:

P-02 Rev.D; P-03 Rev.B.

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 2021/0686/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:

P-01; P-02 Rev.D; P-03 Rev.B; P-04 Rev C; Site Location Plan; Basement; Impact Assessment Report (BIA) by Ashton Bennett Consultancy, re. MZ 3470 issue 1, dated April 2021; Design Statement by KKR Planning & Design Ltd, ref. KKR-1316, dated November 2020; Factual Geotechnical Ground Investigation Report by STM Environmental Consultants Ltd, ref. GT-2021-000045, version 1.0, dated 16 June 2021.

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

Informative(s):

1 Reason for granting approval:

It is proposed to amend the approved plans as a non-material amendment to planning permission 2021/0686/P. The proposed changes involve the installation of an obscure glazed roof light and a boiler flue to the flat roof of the approved two storey roof extension. The proposed amendments are considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme; the dimensions, bulk, and materiality of the extension remain unchanged, and the nature of the amendments mean that no additional or significant amenity impacts would result from the works. It can therefore be treated as a non-material amendment to the original proposal.

The proposed alterations would not materially impact on the character and appearance of the building or conservation area, nor would they compromise the overall quality or architectural integrity of the scheme. Given the siting and nature of the works, there would be no neighbouring amenity impacts as a result of the amendments.

The full impact of the proposed development has already been assessed by virtue of the original approval ref: 2021/0686/P dated 04/05/2022. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact.

- 2 You are advised that this decision relates only to the amendments highlighted in the plans and set out in the description and shall only be read in the context of the substantive permission granted on 04/05/2022 under reference number 2021/0686/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 2023.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered at the top of the page.

Daniel Pope
Chief Planning Officer

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