

Application ref: 2024/1436/P
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Date: 15 May 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:
14 Templewood Avenue
London
NW3 7XA

Proposal: Non-material amendment to planning permission 2013/6912/P granted 29/04/2016 for Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and conversion from five self-contained flats to a dwelling house (Class C3). Changes include amending the description of development to reference the correct number of existing dwellings at the site, and reference the reinstatement/repair of boundary treatments referenced in the approved drawings.

Drawing Nos: Cover letter prepared by SM Planning, 11/04/2024

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, the description of development for planning permission ref. 2013/6912/P dated 29/04/2016 shall be replaced with the following description:

Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, reinstatement/ repair of boundary treatments, removal of car port and erection of cycle store, associated landscaping, and conversion from six self-contained flats to a dwelling house (Class C3).

Informative(s):

1 Reason for granting approval.

The applicant seeks to amend the description of development to reflect the site accommodating six dwellings (not five) at the time the extant planning permission was granted. The application plans for 2013/6912/P detail 6 x dwellings at the application site. Therefore, the description of development under 2013/6912/P in relation to the existing number of dwellings at the site, is erroneous, and it is appropriate to update the description of development to reflect the actual number of existing dwellings at the site.

Additionally, the approved plans for 2013/6912/P, specifically the 'Proposed Site Plan' reference reinstatement/ repair works to existing boundary treatments, however these works are not specifically referenced in the description of development under the extant permission. For clarity, the reinstatement/ repair works to existing boundary treatments are to be included in the amended description of development.

The change to the description of development would not otherwise affect the consented works being undertaken in accordance with the approved plans as part of 2022/4551/P and any subsequent approved variations.

- 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 29/04/2016 under reference number 2013/6912/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



Daniel Pope
Chief Planning Officer

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