

Application ref: 2024/2746/P
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Date: 15 July 2024

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Turner Architects
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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:
34 Hillfield Road
London
NW6 1PZ

Proposal: Non material amendment to planning permission 2024/0744/P granted on 19/06/2024 for 'Erection of single storey side/rear infill rear extension, installation of new glazed windows/doors to existing two storey rear wing, erection of rear dormer extension and rooflights to main roof', namely for the installation of a perforated brick pattern at first floor level on the rear and side elevations of the four storey rear wing.

Drawing Nos: Previously approved (2024/0744/P) drawings:

HI: 001-A1 C, 100-A1 C, 101-A1 C, 102-A1 C, 103-A1 C, 105-A1 C, 200-A1 C, 201-A1 C, 202-A1 C, 203-A1 C, 300-A1 C, 301-A1 C

Now proposed (2024/2746/P) drawings:

HI: 001-D, 100-D, 101-D, 102-D, 103-D, 105-D, 200-D, 201-D, 300-D

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 2024/0744/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 drawings:

HI: 001-D, 100-D, 101-D, 102-D, 103-D, 105-D, 200-D, 201-D, 300-D

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

Informative(s):

1 Reason for granting approval:-

Full planning permission (ref. 2024/0744/P) was granted on 19th June 2024 for the following development :- 'Erection of single storey side/rear infill rear extension, installation of new glazed windows/doors to existing two storey rear wing, erection of rear dormer extension and rooflights to main roof'.

The approved scheme included windows at upper ground floor level of the four storey rear wing. The windows serve a double height room, i.e. lower and upper ground floor space.

The proposed amendments consists of the installation of perforated brick patterns to the rear and side elevations of the upper ground floor of the four storey rear wing.

The proposed perforated brick bond patterns would not result in any material harm to the appearance of the building or the visual quality of the townscape. Situated at the rear of the building and not within a Conservation Area, there would be no impacts upon the appearance of the site or the area in general.

The proposed amendments would have no material impacts on any other planning issues.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under ref 2024/0744/P dated 19/06/2024.

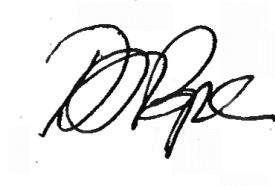
The proposed changes can therefore be agreed as minor and regarded as a non-material variation of the approved scheme.

(Note: The applicant has submitted a new set of application drawings. The proposed amendments are shown on the existing and proposed rear elevations, elevations CC and upper ground floor plans - HI 201-D, 202-D and 101-D. All the other drawings remain unchanged from planning permission 2024/0774/P but they are labelled as 'D' drawings for the sake of completeness).

- 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 19/06/2024 under reference number 2024/0774/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 'DP', is positioned above a faint, light grey rectangular stamp.

Daniel Pope
Chief Planning Officer

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