

Miss Emma Murray
Michael Burroughs Associates
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Belfast
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N. Ireland

Application Ref: **2014/6999/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

14 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
**44 Frognal Lane,
London,
NW3 6PP.**

Proposal: Alterations to include; Changes to the design of the two front elevation dormers; Installation of double rooflights and removal of two first floor windows; Alteration of the design of ground floor bay window; Kitchen and dining room to have to be leaded critall windows; Alteration to position of two first floor windows on south elevation and to be leaded rather than timber framed, Brick over consented window on east elevation, alteration of basement position and solid timber replacement front gate, to the approved under planning permission 2014/1616/P dated 17/10/14.

Drawing Nos: Superseded plans: 2A,03A, 04A, 05, 06, 07

Revised plans: 2B,03B, 04B, 05A, 06A, 07B

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2014/1616/P shall be replaced with the following condition: Proposed: 1230/AP



01,02B,03B, 04B, 05A, 06A, 07B, 08; Basement Impact Assessment
GB/8600_BIA_Version 1.1 February 2014; Envirocheck Report Ref
51572152_1_1m, dated 05 December 2013

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan;

Reason:

For the avoidance of doubt and in the interest of proper 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.

Informative(s):

- 1 The proposed amendments, namely changes to the design of the two front elevation dormers; Installation of double rooflights and removal of two first floor windows; Alteration of the design of ground floor bay window; Kitchen and dining room to have to be leaded critall windows; Alteration to position of two first floor windows on south elevation and to be leaded rather than timber framed, Brick over consented window on east elevation, alteration of basement position and solid timber replacement front gate, are considered to be of an appropriate unobtrusive design in relation to the house and of a minor nature that would not significantly alter the appearance of the building. Due to their minor nature, the proposed amendments would not significantly harm the amenity of any adjoining/adjacent residential occupiers in terms of the loss of their light, outlook, enclosure or privacy.

The full impact of the proposed development has already been assessed under planning permission 2014/1616/P on 17/10/14.

In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers. Given the minor nature of the amendments and the amendments not adding bulk or size to the footprint of the building, which some parts are not visible from the wider public realm they are not considered to impact in any material way upon the appearance of the host building, street scene or the Hampstead Conservation Area.

- 2 Reason for granting: You are advised that this decision relates only to the changes to the design of the two front elevation dormers; Installation of double rooflights and removal of two first floor windows; Alteration of the design of ground floor bay window; Kitchen and dining room to have to be leaded critall windows; Alteration to position of two first floor windows on south elevation and to be leaded rather than timber framed, Brick over consented window on east elevation, alteration of basement position and solid timber replacement front gate, and shall only be read in the context of the substantive permission granted on 17th October 2014 under reference number [2014/1616/P] and is bound by all the conditions (1, 3, 4, 5 and 6) attached to that permission.

The site's planning history was taken into account when coming to this decision.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment

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