

Prof James Driscoll  
Garden Flat  
8 Parkhill Road  
NW3 2YNApplication Ref: **2015/0431/P**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 **4206**

17 March 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Grant of Non Material Amendments to planning permission**Address:  
**Garden Flat**  
**8 Parkhill Road**  
**NW3 2YN**

Proposal: Revision of design for Studio approved under planning permission 2014/4153/P dated 18/11/14.

Drawing Nos: Location plan; 327/P1 A (as amended in red by applicant); 327/ P2 A (as amended in red by applicant); Arboricultural Impact Assessment, D0508141302v2, 19 October 2014; Green - Sedum roof details, Dunster House - Premium Plus Xela (specifications and elevations)

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 3 of Planning Permission 2014/4153/P granted on 18 November 2014 shall be replaced by the following condition:

**REPLACEMENT CONDITION 3**

The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; 327/P1 A (as amended in red by applicant); 327/ P2 A (as amended in red by applicant); Arboricultural Impact Assessment, D0508141302v2, 19 October 2014; Green - Sedum roof details, Dunster House - Premium Plus Xela (specifications and elevations)]

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 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 18/11/2014 under reference number 2014/4153/P and is bound by all the conditions attached to that permission.
- 2 Reasons for granting approval:

The proposed amendment to replace the approved sedum roof studio with a standard timber studio is not considered to significantly affect the appearance of the overall development. The approved sedum roof studio is complementary in design to the approved rear extension of the property, however the introduction of a studio of a different design is not considered to excessively detract from the overall appearance of the approved scheme.

The studio will remain in the same approved position within the site, and will have slightly reduced dimensions. Therefore the amendment will not have any additional impact on the amenity of adjoining occupiers in terms of loss of light outlook, enclosure or privacy. The amendment is of a minor nature and not visible from the public realm, and so also has no impact on the street scene or wider area.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 18/11/2014 under reference number 2014/4153/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development, or impact for nearby occupiers.

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



Ed Watson  
Director of Culture & Environment

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