

Mr. Milton Miltiadou  
MDA Ltd  
27 Wyatt Road  
LONDON  
N5 2JU

Application Ref: **2014/6248/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

19 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**1 Regent's Park Terrace**  
**London**  
**NW1 7EE**

Proposal: Increase of garage parapet wall from 642mm to 745mm approved under planning permission 2013/7124/P dated 14/01/14 for the extensions and alterations to existing garage including installation of new roof, excavation to create additional floor, front extension, new windows and door within flank elevation, all in connection with the conversion of the garage to ancillary accommodation.

Drawing Nos: 1107:-X-100; -S13-20 rev F; -S13-120 rev C; -S13-03 rev C; -S13-24 rev D; -S13-11 rev D; -S13-10 rev C; -S13-13; -S13-02 rev C; -S13-22 rev E; S13-21 rev F; X-20; X-02 rev A; X-01 Rev A; X-21 Rev A; X-07 Rev B; X-23; X-24.

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2013/7124/P shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans- 1107:-X-100; -S13-20 rev F; -S13-120 rev C; -S13-03



rev C; -S13-24 rev D; -S13-11 rev D; -S13-10 rev C; -S13-13; -S13-02 rev C; -S13-22 rev E; S13-21 rev F; X-20; X-02 rev A; X-01 Rev A; X-21 Rev A; X-07 Rev B; X-23; X-24.

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 Under Section 96A of the Town and Country Planning Act 1990 (brought into force on 1 October 2009) via the commencement of Section 190 of the Planning Act 2008 a local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

As there is no specified statutory definition as to what is 'non-material' the Local Planning Authority must use their discretionary powers to make these decisions. In general, the following are unlikely to be accepted as Non Material:

- An amendment that relates to the application site and another site not mentioned on the original application form.
- A change that requires outside consultation.
- An increase in floor space
- An amendment to a listed building application
- The demolition of house
- Any development that would adversely affect the amenity of any neighbour.

The proposed increase to the parapet wall to the garage would represent an increase of 1 brick going from 642 to 745mm. As the building is within the Primrose Hill Conservation Area and is a Grade II Listed Building consideration has been given to the special interest of the listed building. However it is not considered that the proposal would affect the Listed Building itself nor harm its appearance or sitting.

- 2 You are advised that this permission relates only to the changes to the ridge roof only and shall only be read in the context of the substantive permission granted on 14/01/14 under reference number 2013/7124/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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



Ed Watson  
Director of Culture & Environment

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