

Mr Philip Payne
Lower Ground Floor Flat
154 Leighton Road
NW5 2RE

Application Ref: **2015/0575/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

16 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Lower Ground Floor Flat
154 Leighton Road
London
NW5 2RE

Proposal: Substitution of a door for a window in the existing bathroom, installation of two rooflights on the roof of proposed infill extension and retention of the existing bathroom without any rear extension, as an amendment to planning permission granted on 25/09/2013 (Ref: 2013/3633/P)

Drawing Nos:
superseded plans- LR-AV-04; LR-ECS-02; LR-E-03; LR-EPE-03; LR-PCS-05; LR-EPFP-06; LR-ESE-06; LR-WSE-06
approved plans- LR-AV-05, LR-E-03, LR-EPE-04, LR-PCS-06, LR-EPFP-07, LR-ESE-07, LR-WSE-07

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.3 of planning permission 2013/3633/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3



The development hereby permitted shall be carried out in accordance with the following approved plans- LR-AV-05, LR-E-03, LR-EPE-04, LR-PCS-06, LR-EPFP-07, LP-ESE-07, LR-WSE-07

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

Informative(s):

1 Reasons for granting permission.

The amendments to the approved scheme include installing a window instead of a door on the rear façade, installing two rooflights instead of three on the roof of proposed infill extension, and retaining the existing bathroom without extending it. The proposed alterations are minor and appropriately designed and are similar in nature to the original proposal and not materially different from the approved scheme. Due to their size and location, it is considered that the amended rooflights and window would not materially impact on the appearance of the building or amenity of adjoining residential occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 25/09/2013 under reference number 2013/3633/P. In the context of the approved scheme, it is considered that the amendments would not have any further impact.

2 You are advised that this decision relates only to the changes highlighted in the description and shall only be read in the context of the substantive permission granted on 25/09/2013 under reference number 2013/3633/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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