

Mr. Leonard Appleby
BB Partnership Ltd.
17 Remmington Street
London
N1 8DH

Application Ref: **2015/0962/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

16 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
46 Avenue Road
London
NW8 6HS

Proposal: Adjust position of proposed rear light well No. 1 and the walk on roof light granted under reference 2014/6395/p dated 21/01/15.

Drawing Nos: Revised Plans : FFS-104A, FFS-106A, FFS-107A

Superseded plans: FFS-104, FFS-106, FFS-107

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.3 of planning permission 2014/6395/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 FFS-100, FFS-101, FFS-102, FFS-103, FFS-104A, FFS-



105, FFS-106A, FFS-107A, SK01, SKO2 P1, 005 P2, 006 P2, 011 P5, 012 P5, 013 P6, 014 P5, 015 P6, 016 P6, 017 P5, 018 P5, 140323-PD-11, Basement Impact Assessment Rev 05, Eco Homes 2006 - Pre-assessment, Site Investigation Report, Structural Method Statement for proposed redevelopment Rev D, Acoustic & Vibration report and Design & Access Statement.

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 proposal involves the repositioning of the rear lightwell closest to the terrace and the walk on roof light which was approved under reference 2014/6395/p dated 21/01/2015. The alterations to the position of both the rooflight and lightwell are unlikely to impact on neighbouring properties in terms of overlooking. It is considered that the lightwell is set sufficiently away from the root protection area of the neighbouring tree as to not have an impact on its health. In designs terms the changes to the lightwell and walk on rooflight are not considered to have a negative impact on the host dwelling.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 21/01/2015 under reference number 2014/6395/P. 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 for nearby occupiers.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 21/01/2015 granted under reference number 2014/6395/P and is bound by all the conditions and obligations 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

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.