

Mr. Christian Leigh
Leigh & Glennie Ltd
6 All Souls Road
Ascot
Berks
SL5 9EA

Application Ref: **2015/2639/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

20 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
55 Gloucester Avenue
London
NW1 7BA

Proposal: Installation of rooflight to approved extension, as an amendment to planning permission granted on 11/03/2015 (ref: 2014/4604/P).

Drawing Nos:

Superseded plans: 0037_A_05_502_A; 0037_A_04_441_A; 0037_A_03_303_A

Approved plans: 0037_A_05_502_B; 0037_A_04_441_B; 0037_A_03_303_B

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 For the purposes of this decision, condition no.2 of planning permission 2014/4604/P shall be replaced with the following condition:



REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 0037_A_: 02_201_A (location plan), 02_202_A (site plan), 03_301_A (existing and proposed lower ground floor plans), 03_302_A (existing and proposed upper ground floor plans), 03_303_B (existing and proposed first floor plans), 03_304_A (existing and proposed second floor plans), 03_305_A (existing and proposed roof plans), 04_401_A (existing section AA), 04_441_B (proposed section AA), 05_501_A (existing and proposed front elevations), 05_502_B (existing and proposed side elevations), 05_502_A (existing and proposed adjoining elevations), 05_503_A (existing and proposed rear 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.

Informatives:

- 1 The proposed amendment, namely the insertion of a rooflight to the previously approved upper ground floor rear extension, is considered to be of an appropriate unobtrusive design in relation to the existing dwelling and of a minor nature that would not significantly alter the appearance of the building. Due to its minor nature, the proposed amendment 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 scheme has already been assessed by virtue of the previous approval granted on 11 March 2015 under reference 2014/4604/P and appeal reference APP/X5210/D/14/2228179. 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 on nearby occupiers. Given the minor nature of the proposed amendment, the location of the rooflight set down behind the parapet wall, and the fact that it is not visible from the wider public realm, it is not considered to impact in any material way upon the appearance of the host building, street scene or the wider Primrose Hill Conservation Area.

- 2 You are advised that this decision relates only to the installation of rooflight to upper ground floor rear extension and shall only be read in the context of the substantive permission granted on 11 March 2015 under reference number 2014/4604/P and appeal reference APP/X5210/D/14/2228179 and is bound by all the conditions (conditions 1 - 4) 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

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.