

Mr. Lutfi Vala
15 Ashfield Road
Acton
London
WC3 7JE

Application Ref: **2015/4248/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

3 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
7 Grange Gardens
London
NW3 7XG

Proposal: Replacement of approved double glazed doors with 1 x 2-panel solid timber door and 1 x new double glazed window with external dimensions of front porch remaining unchanged and bricks and profile to match existing. New glass cantilever 1000mm x 250mm supported by stainless steel brackets approved under planning permission 2014/2031/P dated 25/04/14.

Drawing Nos:

Proposed drawings
15-GGH-02, 15-GGH-03, 15-GGH-05 and 15-GGH-06
Superseded drawings
13-NCP-09, 13-NCP-12 and 13-NCP-13

The Council has considered your application and decided to grant a non material amendment subject to the following condition(s):

Condition(s) and Reason(s):



- 1 For the purposes of this decision, condition 3 of planning permission 2014/2031/P amended by permission 2015/4248/P dated 1 September 2015 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: Site Location Plan, 13-NCP-01, 13-NCP-02, 13-NCP-03, 13-NCP-04, 13-NCP-05, 13-NCP-06, 13-NCP-07, 13-NCP-08, 13-NC-10, 13-NCP-11, 15-GGH-02, 15-GGH-03, 15-GGH-05 and 15-GGH-06.

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 Reasons for granting permission:

The proposed amendments, the replacement of approved double glazed doors with 1 x 2-panel solid timber door, 1 x new double glazed window, bricks and profile to match existing and new glass cantilever 1000mm x 250mm supported by stainless steel brackets are considered to be acceptable. These changes to the porch are minor; therefore will not result in changes to the external dimensions of front porch. The changes to the external fenestration are considered to be of an appropriate unobtrusive design that would relate sympathetically to the host building and of a minor nature that would not significantly alter the appearance of the building or character of the area.

Due to its minor nature, the proposed amendment would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 24th April 2014 under reference 2014/2031/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation to the approved scheme.

- 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 2014/2031/P) dated 24th April 2014, 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment

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