

PR/DT/PD9801
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29 October 2015

FAO Zenab Haji-Ismail
London Borough of Camden
Town Hall
Judd Street
London
WC1 H 8ND

**BY PLANNING PORTAL
PP REF: 04564845**

Dear Ms Haji-Ismail

**4 GREENAWAY GARDENS, LONDON, NW3 7DJ
TOWN AND COUNTRY PLANNING ACT 1990
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION (2015/2008/P)**

Further to our recent discussions, and on behalf of Montagu Evans' client, Hillmark Limited, please find enclosed an application under section 96A of the Town and Country Planning Act 1990 to make a non-material amendment to planning permission reference 2015/2008/P, which was approved by the London Borough of Camden on 27 July 2015.

The description of development for 2015/2008/P is:

The creation of an additional self contained unit, erection of ground floor rear extension and replacement of one storey ground floor side extension with two storeys. Excavation of a single storey basement and boundary treatment and erection of front gates.

This section 96A application seeks the following amendments:

1. Enlargement of windows to the front elevation ground floor; and
2. Enlargement of two openings to the rear elevation first floor and associated realignment of balcony balustrade.

There is no statutory definition of 'non-material'; this is dependent on the context of the overall scheme. We consider that the amendment sought is non material in the context of section 96A of the 1990 Act, having regard to the effect of the change, together with any previous changes (of which there are none), on the planning permission as originally granted.

Part 1: Enlargement of Windows to the Front Elevation Ground Floor

The application seeks to enlarge the windows to the front elevation ground floor. The proportion of the windows would be in keeping with the existing hierarchy of the application property, and mindful of the context set by other properties on Greenaway Gardens. The window detailing would match the existing architectural style.

Part 2: Enlargement of Two Windows to the Rear Elevation First Floor and Associated Realignment of Balcony Balustrade

The application also seeks to enlarge two window openings to the rear elevation first floor and realign the balcony balustrade to allow access onto the terrace from the associated bedrooms.

KSR Architects have taken particular care to minimise the accessible balcony area and to recess the balustrade from the balcony edge to ensure there are no additional amenity considerations.

Administrative Matters

Subject to approval, the notice of the decision should describe the non-material amendments (as set out above) and list the following drawings numbers:

- 14042-D100revC
- 14042-D110revB
- 14042-D310revD
- 14042-D312revC
- 14042-P011revC
- 14042-P100revC
- 14042-P110revC
- 14042-P120revC
- 14042-P130revC
- 14042-P310revC
- 14042-P312revC

This submission comprises the requisite completed application form. A cheque for £195 made payable to the London Borough of Camden, will follow in the post.

We trust the enclosed is sufficient. If you have any outstanding queries on this matter, please contact David Taylor at this office.

Yours Faithfully



MONTAGU EVANS LLP