

Ms Sophie Greene
Christopher Egan Architecture Ltd.
Sixth Floor
23-25 Eastcastle Street
London
W1W 8DF

Application Ref: **2015/5624/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

4 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
6A Frognal Gardens
London
NW3 6UX

Proposal: Removal of the second set of external stairs, raising the level of the path, replacement of the consented external staircase from the lower ground patio with a spiral staircase and extend the existing platform at ground floor level to landscaping of rear garden and introduction of patio door approved under planning permission 2014/7843/P dated 29/04/2015.

Drawing Nos:

Revised Plans: 213_PL406; 213_PL404; 213_PL405

Superseded Plans: 213_PL205; 213_PL203_RevB; 213_PL206

For the purposes of this decision, condition no.3 of planning permission 2014/7843/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:



213_PL208; 213_PL201; 213_PL202; 213_PL204; 213_PL205_Rev B;
213_PL406; 213_PL404; 213_PL405; Design and 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 Reasons for granting permission.

The proposed amendments to change the access arrangements to the rear garden would have no impact on the design of the building and there would be no increased impact on neighbour amenity. The proposed changes would not be widely visible from the public realm or neighbouring properties.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 29/04/2015 under reference 2014/7843/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development.

2 You are advised that this decision relates only to the changes to the staircase and terraced area and shall only be read in the context of the substantive permission granted on 29/04/2015 under reference number 2014/7843/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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