

Yemi Aladerun
Barbara Weiss Architects
21-24 Millbank Tower
Ground Floor
Millbank
London
SW1P 4QPApplication Ref: **2015/5028/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

1 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
14 Fitzroy Road
London
NW1 8TX

Proposal: Alteration of the rear depth of the mansard roof extension and installation of new rooflight at rear, as an amendment to planning permission dated 27.8.14 ref 2014/3475/P for creation of rear terrace at third floor level to existing dwelling house.

Drawing Nos:
Superseded: AL(1)103 REVA, AL(1)207, AL(1)208.
Approved: PL(01)02C, PL(01)10B, PL(01)11C.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/5028/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: AL(1)206A; AL(1)102; AL(1)205; AL(0)102; AL(0)103; AL(0)105; AL(0)206; AL(0)207; AL(0)208; AL(0)001; PL(01)10B, PL(01)02C,



PL(01)11C..

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission-

The mansard roof extension will project further to the rear by approx 500mm with a consequent reduction in depth of the terrace; it would have the same height and design as approved, except for a new projecting rooflight at the rear. It is considered that the marginal increase in size of the extension and the new upstanding rooflight would have no impact on the overall visual appearance of the existing building or the surrounding area nor on neighbour amenities.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 27th August 2014 under reference number 2014/3475/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 of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 27th August 2014 under reference number 2014/3475/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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