

Yemi Aladerun
Barbara Weiss Architects
21-24 Millbank Tower
Ground Floor
Millbank
London
SW1P 4QPApplication Ref: **2015/5029/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: External alterations to the two storey rear extension and lowering of part of basement floor by an additional 200mm, as an amendment to planning permission 2014/3476/P dated 11/08/2014 for erection of 2 storey rear extension, replacing existing 2 storey rear extension located at lower ground floor level and associated fenestration alterations within front lightwell.

Drawing Nos:

Superseded plans- AL(0)100; AL(0) 200; AL(0) 201; AL(0) 202; AL(0) 203;
Approved plans- PL(00)01B, PL(00)10B, PL(00)11B, PL(00)20B; Price & Myers Consulting Engineers letter dated 11/11/15 ref 24420/4/RB, Underpinning Diagram SK012A from Price and Myers, Watkinson and Cosgrave letter dated 9/11/15 ref PS/pt.

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

For the purposes of this decision, condition no.3 of planning permission 2014/3476/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(0)100; AL(0)101; AL(0) 200; AL(0) 201; AL(0) 202; AL(0) 203; AL(0) 204; AL(1) 101; AL(1) 204; AL(0) 001; PL(00)01B, PL(00)10B, PL(00)11B, PL(00)20B; Price & Myers Consulting Engineers letter dated 11/11/15 ref 24420/4/RB, Underpinning Diagram SK012A from Price and Myers, Watkinson and Cosgrave letter dated 9/11/15 ref PS/pt.

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

Informative(s):

1 Reason for granting permission:

The proposed lowering of the part of the approved basement floor by an additional 210mm would represent a combined depth of 410mm when considered with the previously approved application 2014/3476/P. The submitted statements and diagram from qualified engineers confirm that, although some underpinning work would be required, the works would not have an adverse effect on the stability of the adjacent properties, on ground water or surface water movement. It is considered that the additional depth of floor by 200mm is minimal and would not materially impact on the hydrological and geological conditions here.

The proposed alterations to the approved rear extension, involving changes to the roof covering with a new rooflight and changes in the glazing design of the rear facade, would not harm the appearance of the host building or Conservation Area and are not materially different from the approved form and design. They would not have any further impact on neighbour amenities.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11th August 2014 under reference number 2014/3476/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 11th August 2014 under reference number 2014/3476/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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