

Mr Julian de Metz  
119 Cholmley Gardens  
London  
NW6 1AA

Application Ref: **2015/5731/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 **2717**

16 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**(Land to the Rear of)**  
**74 & 76 Fortune Green Road**  
**London**  
**NW6 1DQ**

Proposal: Minor alterations to ground floor area, window positions and first floor overhang in connection with planning permission 2013/6672/P dated 26/06/14 for construction of a three storey single family dwelling.

Drawing Nos:

Superseded Plans: A10; A11; A15 A; & A20.

Revised Plans: A50.

For the purposes of this decision, condition no.2 of planning permission 2013/6672/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 2**

The development hereby permitted shall be carried out in accordance with the following approved plans: 1852a A01, Design & Access Statement (DMFK: October 2013), Planning Statement (DMFK: October 2013), 1852a, A90, A95, A96,



& A50.

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, namely minor alterations to the building's footprint, window positions and first floor overhang, are considered to be minimally different to the approved scheme. Given their minor nature, the changes would not materially alter the concept of the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 26/06/2014 under ref: 2013/6672/P. In the context of the permitted scheme, it is considered that the amendments 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 26/06/2014 under ref 2013/6672/P and is bound by all the conditions and obligations 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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