

Mr Robert Shrimplin
ShrimplinBrown
Lion House
Oriental Road
Woking
Surrey
GU22 8AR

Application Ref: **2016/0637/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

3 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
92 Fitzjohn's Avenue
London
NW3 6NP

Proposal: Alterations to boundary walls as an amendment to planning permission granted on 28/08/15 (reference 2015/1856/P) for the erection of a two storey dwelling house following the demolition of the existing dwellinghouse

Drawing Nos: Superseded plan: P094-113; 114; 115; 116; 117
Plans for approval: P094-113 Rev A; 114 Rev A; 115 Rev A; 116 Rev A; 117 Rev A

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.2 of planning permission 2015/1856/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: Site Location Plan P094-100 Rev A; 101; 102; 103; 104; 109; 110; 111; 112; 113 Rev A; 114; 115 Rev A; 116 Rev A; 117 Rev A; 201; 202;



203; 204; 205; 206; 105 Rev A; 106 Rev A; 107 Rev A; 108 Rev A; Design & Access Statement dated February 2015; Planning Statement and Conservation Area Assessment by Shrimplin Brown dated March 2015; Arboricultural Method Statement by Adam Hollis dated 20th March 2015; Construction Management Plan by Projekt Solutions dated 3rd March 2015; Sustainability and Energy Statement by SRE dated 11th March 2015; Daylight Sunlight Report by XC2 Energy dated February 2012; Daylight Sunlight Design Note by XC2 Energy dated 12th February 2012; Ecology Report by LUC dated 20th January 2015; Samples of facing materials.

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

Informative(s):

1 Reasons for granting amendment.

The approved scheme proposed to replace the existing timber boundary fences with brick walls, the applicants seeks to replace the boundary treatment with close boarded fencing, similar to the existing boundary treatment and similar in height to the approved boundary.

On the North West boundary to Henderson Court: along the brick wall is to be replaced by a close board fence, the western section would but 500mm taller, the same height as the other wooden fences around the site. The eastern part of this boundary, with Greenhill, remains unchanged.

On the boundaries to North Bridge House Senior School (NE) St Anthony's Primary School (SW) and Fitzjohn's Primary School (SE), the approved brick walls with chain link fences are to be replaced by a blockwork wall with timber panelling and trellis, the same height as the approved scheme (NE), and a close boarded fence with a chain link fence (SW & SE), 0.5m lower than the approved scheme (SE). This is similar to what currently exists.

The only residential properties nearby are Henderson Court and Greenhill Flats. There would be no increase in height at the boundary with Greenhill Flats, and the 500mm increase in height at the boundary with Henderson Court is not considered significant considering the distance the building is from the boundary, and the fact that Henderson Court is on higher ground. As such the amendments would have no impact on amenity.

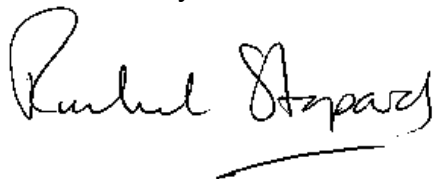
The full impact of the scheme has already been assessed by virtue of the previous approval granted on 28/08/15 (reference 2015/1856/P). In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and 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 28/08/15 under reference number [2015/1856/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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

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