

Mr. Michael Perch
Jonathan Dunn Architects
Unit 8
Cloisters House
London
SW8 4BG

Application Ref: **2016/1709/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

6 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Flats 14 - 45 (Blocks A and B)
Frognal Court
Finchley Road
London
NW3 5HG

Proposal: Increase the length of the windows and installation of Juliet balconies to the North East Elevation of Block A and B as an amendment to planning permission approved under reference 2014/0342/P dated 21/01/15 for erection of mansard roof to provide 8 x 2-bed flats (Class C3) associated extension to stairwell and external fire escapes, installation of solar panels and the provision of 1x disabled car park space and cycle parking.

Drawing Nos: Superseded Plans: FCE/32R1 and FCE/39R1
Revised Plan: 01515_A50-208

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission



2014/0342/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: FCE/01, FCE/02 Rev 1, FCE/27R1, FCE/28R1, FCE/30R1, FCE/33R1, FCE/34R1, FCE/35R1, FCE/37R1, FCE/40R1, FCE/41, FCE/42, 8167/4, 8167/8, 01515_A50-208, FCE/Lifetime Homes/Standards/Ref.LH/PS/Jan 2014 and Code for Sustainable Homes Pre-Assessment by Twenty 16 Design dated January 2012.

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 Reason for granting permission:

The proposed lowering of the sills of the windows and the installation of balustrading to form Juliet balconies is not considered to harm the appearance of the building. The proposed amendment is considered to be minor in the context of the original scheme and it does not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as non-material as is acceptable. Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken; however one objection has been received and duly taken into account prior to making this decision. The site's planning history was taken into account when coming to this decision. The full impact of the proposed scheme has already been assessed by virtue of the previous permission granted on 21 January 2015 under reference number 2014/0342/P.

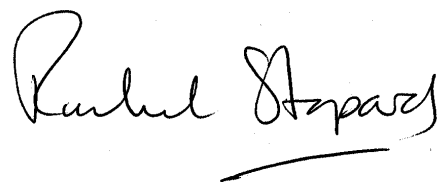
2 You are advised that this decision relates only to the alterations of the window and installation of Juliet balconies and shall only be read in the context of the substantive permission granted on 21 January 2015 under reference number [2014/0342/P] and is bound by all the conditions and obligations 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

Director of Supporting Communities

2016/1709/P

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.