

Mr. Sebastian Sandler
Xul Architecture
33 Belsize Lane
London
NW3

Application Ref: **2016/1511/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

23 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
14 Daleham Mews
London
NW3 5DB

Proposal: Alterations to front and rear fenestration; lowering of rear terrace; installation of 4 x rooflights to rear roofslope and 1 x rooflight to rear extension, as an amendment to planning permission granted on 28/03/2015 under reference 2014/1909/P for the change of use of part of ground floor vehicle repair garage to utility/storage room ancillary to first floor flat and erection of first floor rear extension to flat.

Drawing Nos: Superseded drawing numbers: RT/14DM P01 Rev.A; RT/14DM P02 Rev.A; RT/14DM P05; RT/14DM P03 Rev.A; RT/14DM P06; RT/14DM P07; RT/14DM P04 Rev.A.

New drawing numbers: PP-01 Rev.03, PP-02 Rev.03.

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.2 of planning permission



2014/1909/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; RT/14DM/E01 Rev.A; RT/14DM E02 Rev.A; RT/14DM E06; RT/14DM E04 Rev.A; RT/14DM E05; RT/14DM E03; RT/14DM E07, PP-01 Rev.03, and PP-02 Rev.03.

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 are not considered to materially alter the previously approved scheme. The alterations to the front and rear fenestration would be minor works which would improve the character and appearance of the host building. The proposed roof lights would be fairly small in size and conservation style, sitting flush with the roofslope. They would not appear out of character with the surrounding area as many properties feature very large rooflights. The proposal to lower the level of the rear first floor terrace would have minimal design impacts whilst ensuring an acceptable floor to ceiling height at ground floor level and reducing the opportunity for overlooking of the neighbouring properties.

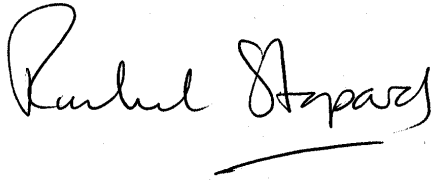
The proposed changes would not result in an extension of the existing building or development already approved, would not result in overlooking of neighbouring properties nor would it result in a fundamental change in the design of the building. Given the location of the works and their minor nature in relation to the building as a whole, the changes would not significantly alter the appearance of the building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 28/03/2015 under reference 2014/1909/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 shown on the revised plans referred to above and shall only be read in the context of the substantive permission granted on 28/03/2015 under reference 2014/1909/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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal stroke at the end.

Rachel Stopard
Director of Supporting Communities

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