

Mr Julian de Metz
de Metz Forbes Knight Architects
119 Cholmley Gardens
London
NW6 1AA

Application Ref: **2016/2848/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

18 July 2016

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: Alterations to fenestration and terrace screening on all floors to front and rear elevations and change to elevation materials from render to brick, as an amendment to planning permission granted on 26.6.14 reference 2013/6672/P (as later amended by a Non-Material Amendment dated 16.12.15 ref 2015/5731/P) for construction of a three storey single family dwelling.

Drawing Nos:
Superseded Plans: A10, A11, A15A, A20, A50.
Approved Plans: A10F, A11F, A15F, A20E, A50B

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 dated 26/06/14 ref 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, A10 rev F, A11 rev F, A15 rev F, A20 rev E, A50 rev B, A90, A95, and A96,

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

Informative(s):

1 Reasons for granting permission.

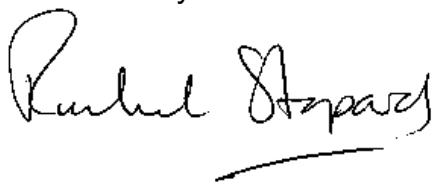
The proposed amendments to both elevations, namely alterations to the window sizes and positions on all floors and the proposed types of privacy screens on upper floors, are considered to be minimally different to the approved scheme; the screens will continue to maintain privacy to neighbours and the changes in position and materials are considered acceptable in design. The change in façade materials from render to brick is acceptable as this type can be seen elsewhere in the area. Given this is a secluded backland site with limited views from the public realm, there will be no significant impact on the area and streetscene.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 26.6.14 under ref 2013/6672/P and of the later Non-Material Amendments granted on 16.12.15 under ref 2015/5731/P. In the context of the permitted scheme, it is considered that the amendments proposed 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 26.6.14 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



Rachel Stopard
Director of Supporting Communities

Director of Supporting Communities

2016/2848/P

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