

Mr. Robert Osborne
Wynmark & Moulton Ltd
14 Conyard Road
Sudbury
Suffolk
CO10 0UN

Application Ref: **2016/2996/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

18 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Denyer House
Highgate Road
London
NW5 1BN

Proposal: Amendments including an increase in thickness to a section of proposed retaining wall to planning permission 2015/3023/P granted on 03/08/2016 for 'Replacement of 2 sections of boundary wall'

Drawing Nos:

Superseded: 13/172-03

Revised Plans: 13/172-03revB and Arboricultural Survey & Impact Assessment
(incorporating Arboricultural Method Statement) dated 8 August 2016

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. 3 of planning permission 2015/3023/P dated 03/08/2015, shall be replaced with the following condition:



REPLACEMENT CONDITION 3

The development hereby approved shall be carried out in accordance with the following approved plans; Site Location Plan; 13/172-03revB; Design and Access Statement; Arboricultural Survey & Impact Assessment (incorporating Arboricultural Method Statement) dated 8 August 2016

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

Informative(s):

1 Reasons for granting Non-Material Amendment.

The amendments to the approved scheme include an increase in thickness to the lower section of the Southern side of the replacement boundary wall in order to provide the necessary structural support without disturbing the mature protected tree to the North. The wall would be thickened by 240mm from the ground level to a height of approximately 1.3m for a length of 11m.

The proposed alterations are minor and appropriately designed and are similar in nature to the original proposal and not materially different from the approved scheme. Due to their location, it is considered that the alterations would not materially impact on the appearance of the boundary wall or amenity of nearby residential occupiers. The proposed alterations would additionally ensure the protection of a nearby protected tree, lessening the impact of the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 03/08/2015 under reference number 2015/3023/P. In the context of the approved scheme, it is considered that the amendments would not have any further impact.

2 You are advised that this decision relates only to the changes highlighted in the description and shall only be read in the context of the substantive permission granted on 03/08/2015 under reference number 2015/3023/P and is bound by all the conditions attached to that permission.

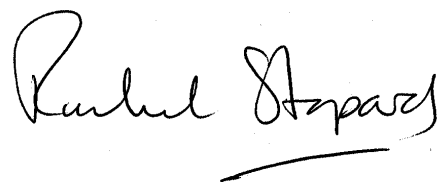
3 You are also advised that as the Arboricultural Report submitted is included within the set of hereby approved plans and documents, the development must be implemented in accordance with this report in order to remain in accordance with condition 3. Works carried out on site not in accordance with this report would therefore constitute a breach of this condition and would be enforceable by the Council.

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

2016/2996/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

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