

Mr Peter Thomas
51% Studios
1 A Cobham Mews
London
NW1 9SB

Application Ref: **2016/4240/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

13 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
19 Rona Road
London
NW3 2HY

Proposal: Variation of condition 3 (approved plans) of planning permission 2015/4436/P dated 15/07/2016 (for Conversion of 6 bedroom house into two flats (2 x 3 bedroom units) including excavation of single storey basement with front lightwell, erection of ground infill and first floor rear extension, rear dormer roof extension, creation of second floor roof terrace, installation of front and rear rooflights and replacement windows throughout) namely; the garden ramp has been moved to the opposite side of the garden, with an adjustment in the basement wall position (approx 500mm)

Drawing Nos: Superseded Plans:
1000 D, 1002 F, 1003 F, 1004 F, 1101 G, 1201 E and 1202 D.

Revised Plans:
1000 E, 1002 G, 1003 G, 1004 G, 1101 I, 1201 G and 1202 D.

The Council has considered your application and confirms that the proposals are acceptable as nonmaterial amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2015/4436/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:

000 Rev A, 0001 Rev A, 0002 Rev A, 1000 Rev E, 1002 Rev G, 1003 Rev G, 1004 Rev G, 1101 Rev I, 1201 Rev G, 1202 Rev D, 4000 Rev A, Design and Access Statement, Amended Planning Views, Basement Impact Assessment (Structural & Civil Engineering Only), SubStructural Calculations P3 (30/07/2015), SubStructural Basement Impact Assessment (Supplemental information), Arboricultural and Planning Impact Assessment Report (20th May 2015), Town Planning & Heritage Statement (30 July 2015), esi Basement Impact Assessment (Surface Water and Groundwater) 63108R1Rev2 December 2015, L15_088_04/501 Rev P3, L15_088_04/505, L15_088_04/506 Rev P3, Schedule of Condition (3 December 2015), Drain Doctor Report 01707 371785 (20/07/2015), SubStructural Calculations Basement Design Philosophy and Scia Engineer L15-088-04.

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

Informative(s):

1 Reasons for granting approval:

The proposed amendment to the approved scheme, namely the repositioning of the ramp and adjustment of lower ground floor wall would not significantly alter the appearance of the building due to the location in the rear elevation and nor would it have any impact on amenity for neighbouring properties.

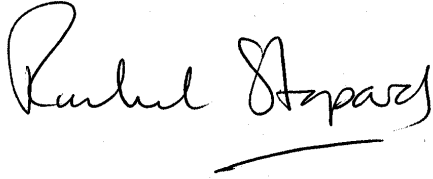
The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 15/07/2016 under reference number 2015/4436/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 15/07/2016 under reference number 2015/4436/P and is bound by all the conditions 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
Executive Director Supporting Communities

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