

Mr Martin Beaton
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13 Wykeham Hill
Wembley
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Application Ref: **2016/2802/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974 **3406**

20 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Site at rear of 84-86 Fortune Green Road
London
NW6 1DS**

Proposal: Amendments, involving realignment of rear boundary of site and addition of rooflights to each ancillary building, to planning permission ref 2013/1045/P dated 14/03/2014 (for Renewal of planning permission granted on 04/03/2010 (2008/1662/P) for erection of part 2/part 3-storey building fronting onto Rose Joan Mews with roof terraces at second floor level to provide 2 self-contained residential dwellinghouses and two ancillary single-storey buildings in rear garden).

Drawing Nos:

Superseded Plans: 0807/1001-E; 1002-E; 1003-E; 1004-E; 1005-E; 1007-E;

Replacement Plans: 1604/1001-H; 1002-H; 1003-H; 1004-H; 1005-H; 1007-H

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 approval



The proposal involves a straightening up of the rear boundary of the application site and installation of rooflights to the ancillary buildings of each dwelling unit to the rear. Revisions to the proposal were received, increasing the distance of the boundary from 1.5m to 2.7m from the rear façade of no. 86 and the rear boundary of the application property, and alterations to the style of the rooflights.

The proposed rear boundary of the application site would be 2.7m and 2.1m from the rear facades of no. 86 and 84 respectively. This represents a 0.55m and 0.71m reduction in distance between the rear facades of nos. 86 and 84 respectively from the originally approved rear boundary. This is considered to be a minor change which would not unduly affect the amenities of the occupiers of nos. 84 and 86 Fortune Green Road, the ground floor of which are occupied by shops with no amenity areas to the rear. There would not be any further impact on the privacy, outlook and light for the upper floor flats beyond what has already been consented.

The style of rooflight to the ancillary buildings is changed to angle it away from the nos 84-86 in order to minimise any lightspill or potential overlooking into the rear outbuildings.

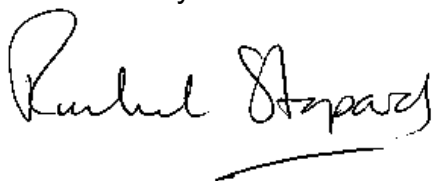
The size of the outbuildings is reduced to be 11.5sqm and the courtyard is increased by 1m to be 4.4m in depth. This is considered to be acceptable in planning terms.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2013/1045/P dated 14/03/2014. In the context of the permitted scheme, it is considered that the amendment 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 as 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 14 March 2014 under reference number 2013/1045/P and is bound by all approved documents and drawings (except as amended by this decision) as well as 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

Executive Director Supporting Communities

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