

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

Application Ref: **2016/5135/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

10 October 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 to replace the front lightwell grille by a flush walk-on glazed rooflight.

Drawing Nos: Superseded Plans: 1002G and 1201G.
Revised Plans: 1002H and 1201H.

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 2015/4436/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 H, 1003 Rev G, 1004 Rev G, 1101 Rev I, 1201 Rev H, 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 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.

2 Reasons for granting approval:

The proposed amendment to the approved scheme, namely the use of a glazed walk-on rooflight in the front garden instead of a grille over the lightwell, would not significantly alter the appearance of the building, character of the streetscene or impact on neighbour amenity, due to its similar location and size to the approved grille, its modest size, its flush nature level with the garden, and its hidden location behind the boundary treatment and bin/bike store.

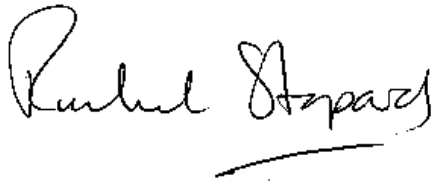
The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 15/07/2016 under reference number 2015/4436/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development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

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

Executive Director Supporting Communities

2016/5135/P



Rachel Stopard
Executive Director Supporting Communities

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