

Mr. Peter Berwitz
49 West End Lane
London
NW6 4NY

Application Ref: **2016/5742/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

2 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
49 West End Lane
London
NW6 4NY

Proposal: Increase in height and length of single storey rear extension approved under planning permission reference 2016/3646/P, dated 31/08/2016

Drawing Nos:
Revised Plans: Proposed Rear Elevation (received 28/10/2016); Proposed Floor Plans (received 28/10/2016)
Superseded Plans: 08A and 09A

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 2016/3646/P, dated 31/08/2016, shall be replaced with the following condition

REPLACEMENT CONDITION 3



The development hereby approved shall be carried out in accordance with the approved plans: Site Location Plan; 05A; 06; Proposed Rear Elevation (received 28/10/2016); Proposed Floor Plans (received 28/10/2016)

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

Informative(s):

1 Reasons for granting

This application seeks to make changes to planning permission 2016/3646/P, dated 31/08/2016 (Erection of a single storey rear extension, infill existing garage door and relocate front entrance door).

As a result of the proposed changes, the proposed single storey extension would extend out from the original rear wall by 1.9 metres (which is 0.2 metres more than approved) and it would measure 2.52 metres tall (which is 0.32 metres taller than approved). The proposed rear extension, by virtue of its size, siting and appearance would still appear as a subordinate addition to the original building.

The proposed single storey rear extension would not cause undue harm to nearby and neighbouring properties with regards to loss of light or outlook, or overlooking.

The proposed changes do not conflict with the development plan policies; cause a need for new or altered planning conditions; or exacerbate any concerns which may have been raised by third parties at the original planning application stage.

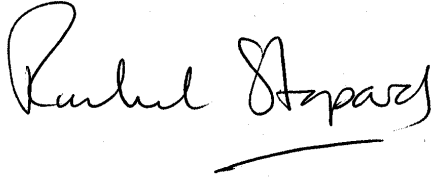
The full impact of the scheme has already been assessed by virtue of the previous approval reference 2016/3646/P, dated 31/08/2016. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

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 31/08/2016 under reference 2016/3646/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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities

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