

Ms Dominyka Togonidze
Higgs Young Architects
54 Boston Place
London
NW1 6ER

Application Ref: **2016/6313/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

6 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
6A Frogna Gardens
London
NW3 6UX

Proposal: Non-material amendment to planning permission granted under reference 2014/7843/P dated 29/04/15 for landscaping of rear garden and introduction of 1 x patio door to rear facade at lower ground floor level, namely to alter new staircase to the rear patio/garden area.

Drawing Nos: HYA 16036 (P) 101; HYA 16036 (P) 102; HYA 16036 (P) 103.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of permission 2014/7843/P, granted 29/04/2015.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

213_PL201, 213_PL202, , 213_PL204, Design and Access Statement, HYA 16036 (P) 101, HYA 16036 (P) 102 and HYA 16036 (P) 103.

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

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.

The proposed non-material amendments to change the access arrangements to the rear garden would have no impact on the design of the building and there would be no increased impact on neighbour amenity nor the Conservation Area. The proposed changes would not be widely visible from the public realm or neighbouring properties. The balustrading, size, scale and materials would not be materially greater or differ than the both previous iterations and permissions.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under reference 2014/7843/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development.

There is a similar style alteration that was approved under non-material amendment permission 2015/5624/P which was for a winding staircase towards the other boundary of the property.

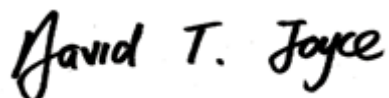
No objections were received prior to making this decision. The site's planning history was taken into account when coming to this decision.

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

As such, the proposed amendments are considered non-material and would not require a separate consent and such are in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities

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