

Mr. Sebastian Sandler  
Xul Architecture  
33 Belsize Lane  
London  
NW3 5AS

Application Ref: **2017/0006/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

10 January 2017

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**28 Fellows Road**  
**London**  
**NW3 3LH**

Proposal: Proposal: enlargement of front door , increase height of glazed sliding doors to rear extension, lowering of glazed roof to eastern side extension and replacement of rear facing fixed glazed panels to side infill extensions with glazed doors, as an amendment to planning permission granted under reference 2014/4699/P dated 22/09/14 for erection of single storey rear extension with roof lights, two single storey infill extensions to the east and west elevations and replacement of the existing single glazed windows with double glazing to the all elevations.

Drawing Nos: Superseded Plans: PA-01 REV03, PA-02 REV01, PA-03 REV03, PA-04 REV01 and PA-04 REV01

Amended Plans: PA-01 REV00, PA-02 REV00, PA-03 REV00 and PA-04 REV00 all dated the 22/12/2016.

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

Conditions and Reasons:



- 1 For the purposes of this decision, Condition No. 3 of planning permission 2014/4699/P, dated 29/09/2016 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- EX-01 REV01, EX-02 REV01, EX-03 REV01, EX-04 00, PA-01 REV00, PA-02 REV00, PA-03 REV00 and PA-04 REV00 all dated the 22/12/2016.

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.

#### Informatives:

- 1 Reasons for granting permission.

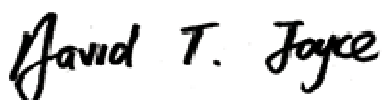
The changes to the approved scheme are minor in nature and are not considered to materially affect the appearance of the building, nor have any impact upon the amenity of adjoining occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval dated 29/09/2014 under ref 2014/4699/P. In the context of the permitted scheme, it is considered that the amendments 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 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 29/09/2016 under reference number 2014/4699/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



David Joyce

Executive Director Supporting Communities

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