

Mrs Stephanie Dale
Stephanie Dale Architects
286 Upland Road
London
SE22 0DP

Application Ref: **2016/6851/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

12 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

Flat 1
22 Lyndhurst Gardens
London
NW3 5NN

Proposal: Replace timber framed French doors with timber framed sash windows, remove sunken patio and frameless glass rooflight, to single storey rear extension approved under planning permission 2015/7173/P dated 21/06/2016.

Drawing Nos:

Amended Plans: 108 PL 001; 108 PL 002; 108 PL 003; 108 PL 004.

Superseded Plans: 44/1509 PL 001 rev. D; 44/1509 PL 002 rev. B; 44/1509 PL 003 rev.

A; 44/1509 PL 004 rev. A.

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



Condition(s) and Reason(s):

- 1 For the purposes of this decision, Condition No. 3 of planning permission 2015/7173/P, dated 21/06/2016 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: Site Location Plan at 1:1250; 44/1509 PL 101 rev. A; 44/1509 PL 102; 44/1509 PL 103; 44/1509 PL 104; Revised Design and Access Statement (dated 12/05/2016); Revised Heritage Statement (dated 12/05/2016); 108 PL 001; 108 PL 002; 108 PL 003; 108 PL 004.

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 Reason for granting NMA:

The amendments to the approved scheme include the installation of timber framed sash windows in place of timber framed French doors, the removal of the sunken patio and frameless glass rooflight. The proposed alterations are minor and appropriately designed and are similar in nature to the original proposal and not materially different from the approved scheme. Due to their location, it is considered that the alterations would not materially impact on the appearance of the building or amenity of nearby residential occupiers.

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.

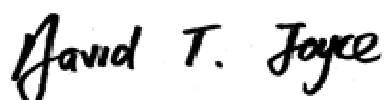
The full impact of the scheme has already been assessed by virtue of the previous approval reference 2015/7173/P, dated 21/06/2016. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013; and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Fitzjohns Netherhall Conservation Area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, 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 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

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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