

Miss Sarah Bromley  
Walker Bushe Architects Ltd  
6 Highbury Corner  
Highbury Crescent  
London N5 1RD

Application Ref: **2016/6810/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

16 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**23A Hampstead Hill Gardens**  
**London**  
**NW3 2PJ**

Proposal: Amendments to planning permission dated 13/06/16 ref 2015/5894/P (as a variation of Condition 2 of planning permission dated 02/05/14 ref 2013/8020/P) for demolition of existing dwelling house and erection of a new 3 storey dwellinghouse with lower ground floor rear extension, ground and 1st floor roof terraces, plus forecourt parking, lightwell and new boundary enclosure at the front, namely to allow reconfiguration of the approved lower ground floor and installation of new window into front lightwell.

Drawing Nos:  
Superseded plans- 596-20.1C and 596.36.1C  
Replacement plans- 596-20.1E and 596.36.1E

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.1 of planning permission dated 13/06/16 ref 2015/5894/P shall be replaced with the following condition:

### **REPLACEMENT CONDITION 1**



The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement Revision A dated February 2016 by Walker Bushe architects; Sustainability Statement revised proposal dated January 2015 by Briary Energy; letter from Civic Trees dated 18.1.11; letter from r.howorth surveyors dated 20.1.11; site location plan; existing plans- 0002A, 0003A, 0004A, 0101A, 0102B, 0103A, 0104A, 0201A; Schedule of material amendments revision B dated 18.11.15; proposed plans- 596/19.1 revD, 20.1 revE, 21.1 revH, 22.1 revE, 24.1 revA, 30.1 revC, 36.1 revE, 40.1 revG, 40.2 revA, 41.1 revF, 42.1 revE, 43.1 revD, LD revC.

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

Informatives:

- 1 The replacement of a small section of the lower ground floor adjoining no.23 by an external timber store with door into the side undercroft will not be visible from the street and will not make any material difference to the appearance of the host building or character of the streetscene.

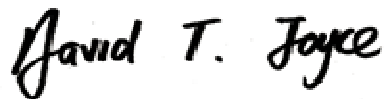
The extension of the lower ground floor by 1.5m under the 4m wide driveway ramp will be entirely underground and will not be visible from the street. It will not make any difference to the appearance of the host building or character of the streetscene. The additional basement excavation is minor in comparison to the overall new lower ground floor at this level and maintains the existing floor slab. In this context, it will not result in any further impact on hydrogeology and land stability nor on the underground railway tunnels beneath. The additional window to the approved lightwell will be barely visible from the street behind the boundary walls and will not make any material difference to the appearance of the host building or character of the streetscene.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 13/06/16 ref 2015/5894/P. In the context of the permitted scheme, it is considered that the amendment 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/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 13/06/16 ref 2015/5894/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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Executive Director Supporting Communities

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).