

Mr. Daniel Leon  
Square Feet Architects  
8a Baynes Mews  
London  
NW3 5BH

Application Ref: **2016/6647/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

17 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**30A Thurlow Road**  
**London**  
**NW3 5PH**

Proposal: Relocation of privacy screen to north east boundary, omission of walk on rooflight (lower ground floor), rooflights at upper ground floor level, stairs to lower level on boundary with 41 Rosslyn hill, and spiral staircase to lightwell, increased width of slot windows at upper ground floor level, replacement of French doors and fixed glazing with sliding windows at basement level, increase of width of building by 0.2m, replacement of obscure glazing with transparent glazing to front part of north east elevation corner window, alteration to location of windows on rear elevation, increase in size of lightwell, and alteration to location of stairs at rear, all to three storey house approved under planning permission 2015/5409/P dated 22/06/16.

Drawing Nos:  
Superseded drawings: 1503-L-: 111 B; 112 D; 114 C; 113 C; 115 B; 116 D; 117 A; 118;  
119 D; 120 A;

Revised drawings: 1503\_L\_: 211 C; 214 B; 215 A; 216 A; 218 C; 210 F; 222 C; 227 G;  
212 D; 213 E; 217 E; 1503 D 704 A; Letter prepared by Square Feet Architects dated  
19/12/16



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 2015/5409/P 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; 1503-L-: 011; 014; 015; 016; 017; 018; 019; 020; 021; 029A; 211 C; 214 B; 215 A; 216 A; 218 C; 210 F; 222 C; 227 G; 212 D; 213 E; 217 E; 1503 D 704 A; Letter prepared by Square Feet Architects dated 19/12/16

Arboricultural impact analysis prepared by Skerratt dated 15/08/15; Arboricultural method statement prepared by Skerratt dated 15/08/15; Planning statement prepared by Square Feet Architects dated September 2015; Sustainable design and construction prepared by Planning for Sustainability dated August 2015; Letter from Square Feet Architects dated 14/12/15; Basement Impact Assessment prepared by LBH Wembley dated December 2015; Geotechnical, Hydrogeological and Ground Movement Assessment prepared by LBH Wembley dated December 2015; BIA audit tracker (response to queries); Daylight and Sunlight Report prepared by BVP dated November 2015.

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 permission

The relocation of the privacy screen to the north east boundary would still ensure the neighbour's privacy was maintained. The height of the fence on the north east boundary would match the height of the approved screen (1.75m).

The omission of the walk on rooflight (lower ground floor), rooflights at upper ground floor level, stairs to lower level on boundary with 41 Rosslyn hill, and spiral staircase within lightwell would not alter the overall appearance of the development as these elements would not have been prominent features. The proposed increase in the width of the slot windows at upper ground floor level, replacement of French doors and fixed glazing with sliding windows at basement level and alteration to location of stairs at rear would all be relatively minor alterations which would not materially alter the appearance of the proposed dwelling. The size of the lightwell would be increased from approximately 8m by 2.23m to 9m by 2.4m. The relatively small increase in the size of the lightwell would not materially affect the appearance of the proposed dwelling.

The replacement of obscure glazing with transparent glazing to the front part of north east elevation corner window would not materially affect the amenity of the neighbouring property 41 Rosslyn hill as there would only be limited, oblique views towards the windows of this property. There would be no increased overlooking or loss of privacy.

The width of the building (north to south) would be increased by 0.28m. This would represent a 2.59% increase in the width of the building and would not materially alter the size of the dwelling.

The planning and appeal history of the site has been taken into account when coming to this decision.

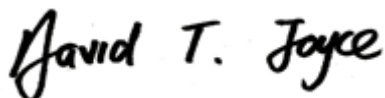
Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, 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.

- 2 You are advised that this decision relates only to the changes highlighted in the description and shall only be read in the context of the substantive permission granted on 22/06/16 under reference number 2015/5409/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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