

Mr Yossi Shahar
Tal Arc Ltd.
Rear of 8 Dollis Road
(Access from 2a Crescent Road)
London
N3 1HP

Application Ref: **2016/6042/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

31 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
76 Fleet Road
London
NW3 2QT

Proposal: Non material amendment to planning permission (ref 2016/0358/P dated 20/09/2016, for the conversion and provision of 3x self-contained flats; erection of infill extension, mansard roof extension, single storey basement extension with rear lightwell and roof terraces on the 1st & 2nd floors); namely installation of new window at 2nd floor rear elevation; including internal alteration to layout to provide 1 additional bed room to Flat C.

Drawing Nos: 76FR-PP1-01, 76FR-PP1-02, 76FR-PP1-03, 76FR-PP1-04, 76FR-PP1-05, 76FR-PP1-06, 76FR-PP1-04, 76FR-PP1-05 Rev A & 76FR-PP1-06

Superseded -76FR-PP1-04 Rev C, 76FR-PP1-06 Rev B

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



2016/0358/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- [76FR-PP1-01, 76FR-PP1-02, 76FR-PP1-03, 76FR-PP1-04, 76FR-PP1-05, 76FR-PP1-06, 76FR-PP1-04, 76FR-PP1-05 Rev A & 76FR-PP1-06].

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 permission:

The application is limited to the provision of one new casement window (0.90x1.03mm) and one extra bedroom. The proposal is for the installation of a new window to the rear elevation adjacent the rear door at second floor level to maisonette Flat C. The proposed window is of similar design scale and proportion and use of materials to the extant approved scheme; and so is not considered to materially affect the appearance of the host building and would harmonise with the general pattern of openings on the rear elevation and is considered to be non-material alteration. The window provides views and outlook directly to the rear garden and is not considered to materially increase the opportunity for overlooking of the neighbouring property and is acceptable.

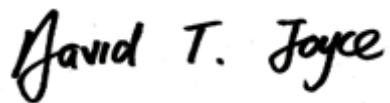
Internally- the approved scheme incorporated 1x studio, 1x bedroom maisonette (Flat C) and 1x 2 bedroom maisonettes. The proposed amendment would provide an alternative layout to maisonette Flat C (2nd and 3rd floor levels) and would create 1 additional bedroom, resulting in a 2 bedroom maisonette. The new proposed 2 bed roomed maisonette would be in compliance with the extant approved mix of units, which is in accordance with DP5 and DP2 and is considered as a non- material alteration not requiring planning permission in this instance.

The context of the overall scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved development.

2 You are advised that this permission relates only to the single casement window 0.90x1.03mm at 2nd floor level rear elevation and internal alterations to create a 2 bed flat shall only be read in the context of the substantive permission granted on 20/09/2016 under reference number 2016/0358/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 initial 'D'.

David Joyce
Executive Director Supporting Communities

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