

Miss Sarah Bromley
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6 Highbury Corner
Highbury Crescent
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Application Ref: **2017/0345/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

6 March 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: Amendment 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 front door, fixed timber panel and canopy above on the ground floor front elevation.

Drawing Nos: Superseded plans- 596-21.1 revF, 40.1 revF, 40.2 revA
Replacement plans- 596-21.1 revK, 40.1 revJ, 40.2 revE

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 13.6.16 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 revK, 22.1 revE, 24.1 revA, 30.1 revC, 36.1 revE, 40.1 revJ, 40.2 revE, 41.1 revF, 42.1 revE, 43.1 revD, LD revC.

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

Informative(s):

1 Reasons for granting approval-

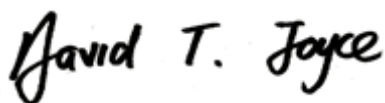
The approved entrance arrangement on the front elevation comprising a centrally placed front door with side timber panel will be replaced by a wider but offset arrangement shifted to the left hand side comprising a double door and a narrower timber panel. Although visible from the street, the changes are relatively marginal and will not make any material difference to the overall appearance of the host building or character of the streetscene and conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 13.6.16 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



David Joyce
Executive Director Supporting Communities

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