

Miranda Cahane
Flat A
162 Goldhurst Terrace
London
NW6 3HP

Application Ref: **2017/0554/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

7 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
162A Goldhurst Terrace
London
NW6 3HP

Proposal: Amendment to skylight of approved application granted on 11/10/2016 (ref: 2016/4716/P for the erection of a single storey rear extension to flat.)

Drawing Nos: Approved Plans: A101 - Plan Structure rev02 (28/02/2017); A102 - Elevations Structure Rev01 (28/02/2017); A103 - Roof Plan Structure Rev01 (28/02/2017); 104 - Section Structure Rev00 (28/02/2017); 105 - Section Structure Rev00 (24/02/2017); 4 x Photos; Email dated 28/02/2017.

Superseded Plans: GT/162/02A RevE - Rood Plan; GT/162/02 - Roof Plan, Rear and Side Elevations; GT/162/02 RevE - Ground Floor Plan; GT/162/02 Rev E - Proposed Comparable Elevation

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 2016/4761/P, dated 11/10/2016, 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 (Ref GT/162/ Rev A); GT/162/06 Rev E; GT/162/05 Rev E - Existing Ground Floor Plan; GT/162/05 Rev E - Existing Roof Plan; Design and Access Statement; Existing Photo: Proposed Glazing Photo 1: Proposed Glazing Photo 2: Proposed Glazing Photo 3; A101 - Plan Structure rev02 (28/02/2017); A102 - Elevations Structure Rev01 (28/02/2017); A103 - Roof Plan Structure Rev01 (28/02/2017); 104 - Section Structure Rev00 (28/02/2017); 105 - Section Structure Rev00 (24/02/2017); 4 x Photos; Email dated 28/02/2017.

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 considering the alterations to be non-material:

The changes proposed are associated with the replacement of an existing rear extension. The new brick and glazed extension would replace an outdated extension of similar size and with similar materials. The main changes are the increase of the elevation wall to the flat roof to create a small parapet. This in turn would shield the inside cheek of the elevated adjacent glazing flat and sloped roof. This would provide a better finish in design terms, making the rear elevation of the extension more attractive.

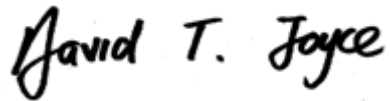
The 'cheeks' of the elevation glazed roof would be altered from glazing to brick. Being marginally, if not completely obscured from view, by either the new parapet wall, or by the neighbouring extension. This minor alteration would not bear any impact on the overall design of the extension and/or on the amenity to the rear.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2016/4716/P dated 11/10/2016. 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 set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 11/10/2016 under reference number 2016/4716/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' and 'J'.

David Joyce
Executive Director Supporting Communities

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