

Mr Nicholas Pawlik
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Unit 1.33
75 Whitechapel Road
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E1 1DU

Application Ref: **2017/2199/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

26 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
3 Aldred Road
London
NW6 1AN

Proposal: Alterations to side facing bathroom fenestration and alteration to rear roof terrace boundary treatment, approved under planning permission 2015/3109/P, dated 14/03/2016 (for single storey side and rear extension, first floor rear extension; alterations to roof and alterations to openings)

Drawing Nos:

Revised plans: 14501-PA_310; 1450-PA_100 Rev D; 1450-PA_120 Rev D; 1450-PA_200 Rev D; 1450-PA_300 Rev B

Superseded plans: 1450-PA_100 Rev B; 1450-PA_120 Rev C; 1450-PA_300 Rev A;
Proposed Section A-A (unnamed drawing).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 REPLACEMENT CONDITION 2:



For the purposes of this decision, Condition No. 2 of planning permission 2015/3109/P, dated 14/03/2016, shall be replaced with the following condition:

The development hereby approved shall be carried out in accordance with the approved plans:

14501-GA_010; 14501-EX_100; 14501-EX_120; 14501EX_200; 14501-EX_300; 1450PA_130 Rev B; 14501-PA_310; 1450-PA_100 Rev D; 1450-PA_120 Rev D; 1450-PA_200 Rev D; 1450-PA_300 Rev B.

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

This application seeks to make changes to planning permission 2015/3109/P, dated 14/03/2016. It is proposed to alter the side-facing bathroom fenestration (move 1x window and omit 1x window) and to alter the rear roof terrace boundary treatment (bricks up to same height as previously approved metal railings and omit metal railings).

The proposed changes would have minimal impact on the character and appearance of the host building, and would not be visible in the public realm as they relate to the rear of the building.

It is not considered that the proposed amendments would have any material impact on the approved development. The proposed changes would not conflict with any development plan policies or guidance and there would be no conflict with any other conditions attached to the permission.

The full impact of the scheme has already been assessed by virtue of the original approval, dated 14/03/2016, under planning reference 2015/3109/P. In the context of the approved scheme, it is considered that the changes are relatively minor and can therefore be regarded as a non-material variation of the approved scheme.

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, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012. The proposal also accords with Policies A1 and D1 of the Camden Local Plan Submission Draft 2016.

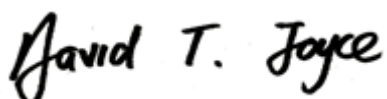
2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be

read in the context of the substantive permission granted on 14/03/2016 under reference number 2015/3109/P and is bound by all the conditions attached to that permission.

- 3 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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
Director of Regeneration and Planning

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