

Mr Richard Norman
Nathaniel Lichfield & Partners
14 Regent's Wharf
London
N1 9RL

Application Ref: **2017/2325/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

18 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Heath Park
North End Way
London
NW3 7ET

Proposal: Variations to elevational design on all sides of new basement and 2 storey dwellinghouse with basement garage, access ramp, and associated landscaping and vehicular access off North End Way, granted planning permission on 19.1.09 ref 2008/0663/P as amended by a Minor Material Amendment on 21.5.13 ref 2013/1342/P.

Drawing Nos: Superseded plans- 1204-PL-205D, 211A, 212A, 213C, 214C;
Proposed plans- 1204-PL-205F, 211C, 212C, 213D, 214D;

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.14 of planning permission dated 21.5.13 ref 2013/1342/P shall be replaced with the following condition:

REPLACEMENT CONDITION 14- The development hereby permitted shall be carried out in accordance with the following approved plans- site location plan 5218/0007; 17195A/2/1; 17195A/2/2; 17195A/3/1; 17195A/4/1; 7181.30.06, 10.05;



Landscape Strategy statement July 2008; Arboricultural report (ArbTech Consulting Ltd) and associated plans; 1204-PL-200C, 202B, 203A, 204A, 205F, 210A, 211C, 212C, 213D, 214D, 221C, 222A, 223A, 232, 252A, 255B, 256B; 7146-001, 002; 1204-PLCTN-130128-12766; Design and Access Statement by Wolff architects dated 22.1.13 ref 1204-PL-DAS-0; Basement Impact Statement by GHP dated 5.2.13 ref 11118/BIA/02; Code for Sustainable Homes Preliminary Assessment by Stroma technology dated 1.3.13 ref 09-12-30680-PA2; SAP Regulations Compliance Report by Stroma technology dated 25.2.13 ref 1.5.0.35.

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

Informative(s):

1 Reasons for approval-

The approved house has a restrained classical design in brick and stone. The proposed variations to the elevations include embellishments of window stone surrounds, lintels and central bay pilasters on the southern elevation, and a stronger roof cornice on all sides. The changes mainly affect the front elevation but overall these decorative additions are relatively marginal and will not make any material difference to the appearance of the host building; due to the high boundary wall and trees obscuring long views, they will also not affect the character of the surrounding conservation area and setting of the adjoining listed building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 19/1/2009 (ref 2008/0663/P) as amended by a Minor Material Amendment on 21.5.13 ref 2013/1342/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 19/1/2009 ref 2008/0663/P as amended by a Minor Material Amendment on 21.5.13 ref 2013/1342/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

Executive Director Supporting Communities

2017/2325/P

David T. Joyce

David Joyce
Director of Regeneration and Planning

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.