

Mr Geoffrey Prentice
5d Architect Ltd
764 Finchley Road
Temple Fortune
London
NW11 7TH

Application Ref: **2017/2791/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

26 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
16 Hollycroft Avenue
London
NW3 7QL

Proposal: Increase in the width of rear extension from 700mm to 900mm approved under 2016/5365/P dated 05/05/2017.

Drawing Nos:

Superseded plans- 06.951.09.REV G, 06.951.10.REV F, 06.951.12 REV G and 06.951.14 REV F.

Replacement plans- 06.951.09.REV H, 06.951.10.REV G, 06.951.12 REV H and 06.951.14 REV G.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

- 1 For the purposes of this decision, condition no.3 of planning permission dated 05.05.17 ref 2016/5365/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: The development hereby permitted shall be carried out in accordance with the following approved plans: 06.951.01, 06.951.02 REVF, 06.951.04, 06.951.05, 06.951.06, 06.951.07 REVA, 06.951.08 REV F, 06.951.09 REV H, 06.951.10 REV G, 06.951.11 REV G, 06.951.12 REV H, 06.951.13 REV F, 06.951.14 REV G, 06.951.15 REV F, 06.951.16 REV C, 06.951.18, 06.951.19, 06951.101, 06951.102, Revised Basement Impact Audit from Campbell Reith dated February 2017, Basement Impact Audit from Campbell Reith dated December 2016, Basement Impact Assessment commissioned by Vincent & Rymill dated October 2016, Ground Investigation and Basement Impact Assessment Report commissioned by Vincent & Rymill Dated November 2016, Construction Management Plan Pro Forma dated October 2016, Construction Management Plan Pro Forma dated March 2017, Ground & Water Ground Investigation, Basement Impact Report Dated November 2016 and (Superseded) Design and Access Statement Revision C Dated 19th April 2017 and Brick Bond Image.

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

Informative(s):

1 Reasons for granting approval-

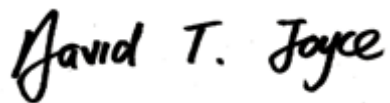
The approved two storey rear extension would project within the flank (west) elevation towards no. 14 Hollycroft Avenue from 700mm to 900mm would result in a small increased in width by 200mm. Although visible from the street in glimpse views, the changes are relatively marginal and will not make any 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 05/05/2017 ref 2016/5365/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 05/05/2017 under reference number 2016/5365/P and is bound by all the conditions 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
Director of Regeneration and Planning

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