

Mr Salvatore Provenzano
Get Turner Ltd
Railway Arch
267 Poyser Street
London
E2 9RF

Application Ref: **2017/1903/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

6 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
28 Rousden Street
London
NW1 0ST

Proposal: Replacement of first floor window with door and repositioning as an amendment to planning permission (ref:2014/3591/P dated 14/7/14) for demolition of existing ground floor extension, erection of new ground floor rear extension with rooflights and terrace above and accessible via metal stairs from courtyard all to existing single family dwelling (Class C3)).

Drawing Nos: Superseded plans: 02A, 03A.

Revised plans: 02B, 03B.

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 3

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



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 approval.

The first floor rear right-hand side window to the rear elevation would be replaced by a door of the same size and moved slightly to the right by approximately 450mm. Stairs within the property are also subject to change, but the stairs are internal and would not require planning permission. The door would allow access to the approved rear terrace. The proposal is to the rear and would be hidden behind the approved screen, the changes are marginal and will not make any material difference to the overall appearance of the host building or character of the streetscene and conservation area.

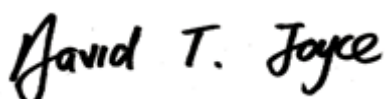
Due to the previously approved rear terrace and screening, the door would not introduce any additional overlooking or loss of privacy.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 14/07/2014 ref 2014/3591/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 14/07/2014 under reference number 2014/3591/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



Executive Director Supporting Communities

2017/1903/P

David Joyce
Director of Regeneration and Planning

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