

Mr Alan Bear
Sepia Design
20 St Dunstan's Road
Feltham
TW13 4JU

Application Ref: **2017/1810/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

8 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Flat 4
5 Ainger Road
London
NW3 3AR**

Proposal: Erection of glass balustrade along rear parapet to existing flat approved under planning permission 2012/6026/P, dated 24/12/2012 for erection of mansard roof extension with front and rear roof terraces.

Drawing Nos: Superseded - 0713/P/1,0713/SP/1;

Proposed: A9826PA/003; A9826PA/004; A9826PA/007; A9826PA/008; A9826PA/009;
A9826PA/010.

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 2012/6026/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- [Site Location Plan; 0713S1, A9826PA/003; A9826PA/004; A9826PA/007; A9826PA/008; A9826PA/009; A9826PA/010].

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 permission:

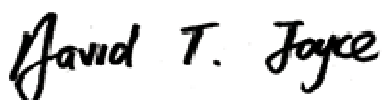
The proposed amendment namely the erection of glazed toughened balustrade as replacement for the previously approved single rail balustrade at roof level is considered to be of an appropriate unobtrusive design; and at 1100mm in height is considered acceptable given the size, location and detailed design. Due to the minor nature, the proposed amendment would not significantly harm the appearance of the host building and is acceptable. The amendment is minor and does not materially alter the design or amenity impact of the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 24/12/2012 under ref: 2012/6026/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 proposed glazed balustrade in the approved plans and shall only be read in the context of the substantive permission granted on 24th December 2012 under reference number 2012/6026/P and is bound by all the conditions, namely conditions 1 and 2 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



David Joyce

Director of Regeneration and Planning

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