

Mr Nainesh Patel
PM Architects Ltd
PO Box 1034
Wembley
HA0 9GY

Application Ref: **2017/3130/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Flat 5
103 Priory Road
London
NW6 3NN**

Proposal: Raise external terrace level by 300mm (including existing parapet and balustrade) as a non-material amendment of planning permission granted on 31/10/2016 (ref: 2016/5225/P) for the erection of single storey rear extension at 2nd floor level and replacement railings to roof terrace.

Drawing Nos: Superseded drawings: 103 PR 5252, 103 PR 5254, 103 PR 5255, 103 PR 5256

Amended drawings: 103 PR 5252-A, 103 PR 5254-A, 103 PR 5255-A, 103 PR 5256-A

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 2016/5225/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: 103 PR 5201, 103 PR 5202, 103 PR 5203, 103 PR 5204, 103 PR 5251, 103 PR 5252-A, 103 PR 5253, 103 PR 5254-A, 103 PR 5255-A, 103 PR 5256-A.

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 amendments involve raising the floor level of the external terrace area by 300mm (including the associated parapet and balustrade) in order to provide level access between internal floor level and external floor level of the terrace. The external appearance would remain generally the same as previously approved aside from the minor increase in height. The proposed alterations would not impact the overall design of the previously approved scheme and would preserve the character of the host building and wider conservation area.

The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. The small increase in height would be unlikely to impact neighbouring daylight and can therefore be treated as non-material.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 31/10/2016 under reference 2016/5225/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

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, DP25 and DP26 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.

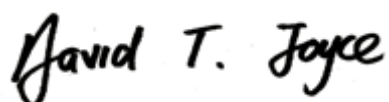
2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 31/10/2016 under reference 2016/5225/P and is bound by all the conditions attached to that permission.

3 The Inspector's report on the Local Plan was published on 15 May 2017 and

concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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, slightly slanted style.

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.