

Mr Jonathan Cross  
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192D Campden Hill Road  
London  
W8 7TH

Application Ref: **2017/2201/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

9 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**Land to the Rear of 87-93 Kingsgate Road**  
**London**  
**NW6 4LA**

Proposal: Omission of window in rear elevation at ground floor level of new dwellinghouse granted planning permission ref: 2014/3658/P on 21st January 2015,

Drawing Nos:  
Superseded drwgs. - Lp\_00G [ground floor plan]; Ls\_002 [Rear elevation];  
Revised drwgs. - 7155/GA -01 Rev A; 7155/GA -07 Rev A; NMA Justification  
7155/GA/3.0.

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.12 of planning permission 2014/3658/P dated 21/01/2015 shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 12:**

The development hereby permitted shall be carried out in accordance with the following approved plans- Original - Site location Plan (Ref: LP\_0010); LP\_001;



LP\_001\_LH; LP\_002\_LH; 002; LP\_00R; LP\_00SX; LP\_00S; LP\_00TREE; LE\_001; LE\_001A; Ls\_001; 7155/GA -01 Rev A; 7155/GA -07 Rev A; NMA Justification 7155/GA /3.0; Existing survey -drawing 1of 1; Existing tree survey; Planning statement by AAVA dated June 2014; Design and Access Statement by AAVA dated June 2014; Code for sustainable homes by Energycount dated June 2014; Shadow Study by AAVA; Palette of materials doc by AAVA; Lifetime Homes Audit by AAVA.

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

Informative(s):

1 Reasons for granting approval:

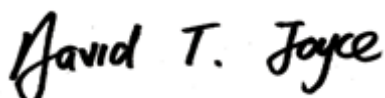
The proposed amendment, omitting the approved window within the rear flank wall at the ground floor level, is considered to be acceptable here and would not significantly alter the appearance of the host building. The window to be blocked-up would enable more efficient kitchen layout. Moreover, the east elevation is expansively glazed with large sliding doors and window; and the kitchen would have ample access to day/sunlight and outlook.

The full impact of the proposed development has already been assessed by virtue of the previous approval reference 2014/3658/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 context of the substantive permission granted on 21st January 2015 reference 2014/3658/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



David Joyce  
Director of Regeneration and Planning

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