

Mrs Shanka Mesa-Siverio
WSMS Studio LTD
194C, New Cross Road
London
SE14 5AD

Application Ref: **2017/3147/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

19 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
15 Ranulf Road
London
NW2 2BT

Proposal: Amendment to 2015/3594/P for excavation to enlarge and extend to rear the existing basement, creation of lightwells at front and rear, and erection of single storey rear extension at ground floor level granted on 10th March 2016, namely an alteration to the lower ground floor to rearrange and reduce the Children's room and include a media room.

Drawing Nos: Superseded:
A3-01-05 Rev 1, A3-01-06, A2-01-01 Rev 4.

Proposed:
15014_00-1LG_REV D, 15014_00_200 REV A

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 amendment includes a reduction in the footprint of the proposed basement which would not extend beyond the footprint of the existing basement or beyond the overall footprint of the host dwelling nor would it go lower than the previous permission.

The substantive alterations would see the removal of the previously approved Children's room which would extend beyond the rear of the main property and replacement with a media room which would be significantly smaller. Given the location of the works, the changes would not materially alter the appearance of the building.

The proposed changes would not result in an extension of the existing building or development which was already approved and would not result in overlooking of neighbouring properties, nor would it result in a fundamental change in the design to the building.

This amendment is considered not to materially alter the previously approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 10/03/2016 under reference 2015/3594/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance, the site constraints or neighbourhood impact. It is considered that the changes are non-material in the context of the approved scheme.

- 2 You are advised that this decision relates only to the changes shown on the revised plans referred to above and shall only be read in the context of the substantive permission granted on 10/03/2016 under reference 2015/3594/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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