

Mr Conor O'Connor
Graham Ford Architects
Britannia House
11 Glenthorne Road
London
W6 0LH

Application Ref: **2017/2796/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

12 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
56 Howitt Road
London
NW3 4LJ

Proposal: Replace single glazed timber sash windows and double glazed timber sash windows and alterations to the basement door entrance approved under planning permission 2013/6138/P dated 03/12/2013 as amended by 2017/2324/P and 2016/2754/P.

Drawing Nos:
Superseded drawings: PL-4000 Rev.03
Amended drawings: PL-4000 Rev.04, PL-6000 Rev. 00

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 2013/6138/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: 0224_A_0000_01, 0224_A_0001_01, 0224_A_0002_01, 0224_A_0100_01, 0224_A_0200_01, 0224_A_0200_02, Proposed Basement Impact Assessment by David Dexter dated 27 November 2013, PL-4000 Rev 04, PL-3000 Rev 05, PL-2001 Rev 05, PL-2000 Rev 06, PL-6000 Rev.00 Tree Survey to BS5837 by Arbtech Consulting Limited dated 11 October 2013 and Tree Constraints Plan.

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 The proposed amendments involve changing the windows from single to double glazed and altering the position of a door at basement level.

The proposed alterations to the windows from single to double glazed would ensure the windows are the same style as existing and with the same material, appearing the same as existing. The change is therefore considered non-material.

The alteration to the location of the door within the basement level would not be perceptible from the exterior of the building and as such would not materially alter the appearance of the development.

The proposed alterations are considered to preserve the character of the host building and would not cause harm to the character and appearance of the wider Belsize Park Conservation Area.

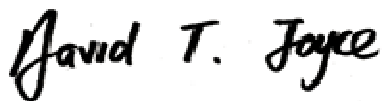
The proposed amendments are considered to be non-material in the context of the original scheme and its previously approved amendments and do not raise any new issues or alter the substance of the approved scheme.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 03/12/2013 under reference 2013/6138/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development, or impact on nearby occupiers.

- 2 You are advised that this decision relates only to the alteration of the windows from single to double glazed and the relocation of the door at basement level and shall only be read in the context of the substantive permission 2013/6138/P dated 03/12/2013 as amended by 2017/2324/P and 2016/2754/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



David Joyce
Director of Regeneration and Planning

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