

Mrs Shanka Mesa-Siverio
Edtch LTD
Cooks Yard
88 Mile End Road
London
E1 2ED

Application Ref: **2017/3925/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

19 July 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 of planning permission ref: 2015/3594/P dated 19/06/2017 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. Namely for the alteration to the lower ground floor to rearrange and reduce the Children's room and include a media room and lightwell to rear beyond the reception room.

Drawing Nos: Superseded:
A2-00-01- Rev 4, A3-01-05 Rev 1, A3-01-06.

Replacement drawings:
15014_00_200 REV B, 15014_00-1LG_REV F.

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 2015/3594/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:

15014_00_200 REV B, 15014_00-1LG_REV F, A2-01-01 Rev 4, A2-01-02 Rev4, A2-01-03 Rev 2, A2-01-04 Rev 3, A2-01-05, A2-01-06 Rev3, A3-01-01 Rev 2, A3-01-02, A3-01-03, A3-01-04, A3-01-06, Tree Constraints Plan as Proposed dated 01/06/15, Desk Study and Ground Investigation Report, June 2015, Hydrological & Flood Map prepared 25 March 2015, Historical Aerial Photography prepared 25 March 2015, Historical Aerial Photography 1:10,560 prepared 25 March 2015, Ordnance Survey Plan 1:10,000 prepared 25 March 2015, Historical Map 1:10,000 prepared 25 March 2015, Design & Access Statement A4_01_00 dated 25/06/15, Construction Management Plan Rev E-3 June 2015, A1-00-01, A1-01-00, Development Site Method Statement dated 1 June 2015, Basement Impact Assessment Issue 1.2 , Ground Movement Assessment Report Final dated 6 Nov 2015.

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 amendments includes reduction in the footprint of the proposed basement in comparison to the original approval. The basement would not extend beyond the footprint of the existing basement or that of the host dwelling nor go any 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 that would be significantly smaller.

The scheme includes changes to the rear of the lower ground beyond the reception room; this is considered minor and would replace a part of the area that was originally given permission for the expanded basement area, such lightwell would allow much needed light to the reception room.

All of the above were given in either the two previous to non-material amendment applications 2016/2502/P and 2017/3147/P.

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.

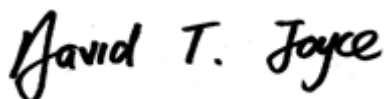
This amendment is considered not to materially alter the previously approved scheme.

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

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.