

Mr Paul Cramphorn
Detailed Planning Ltd
Unit 6 St Albans House
St Albans Lane
Golders Green
NW11 7QE

Application Ref: **2017/3632/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

26 July 2017

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
14 Bisham Gardens
London
N6 6DD

Proposal: Amendments to of planning permission ref 2017/1518/P (for conversion of 2 x self-contained flats to a 4bed single dwellinghouse (Class C3) and alterations to the fenestration at basement level) namely to remove 2 no. of windows at the first floor level to the rear and installation of new window similar to existing fenestration.

Drawing Nos: Superseded: 1265JC_FUL: SH6 REVA, 1265JC_FUL: SH7 REVA

Revised: 1265JC_FUL: SH6 REVB, 1265JC_FUL: SH7 REVB

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Executive Director Supporting Communities



Informative(s):

1 Reasons for granting permission:

The proposed amendment seeks to alter to remove 2 no. of windows at the first floor level to the rear and installation of new window similar to existing fenestration. This is considered an enhancement than the previously approved and the original windows as it would align and match the rest of the property.

The amendments are considered minor and would not materially alter the appearance or amenity impact of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out in the highlighted on the plans and/or set out in the description and submitted schedule of planning drawing changes and shall only be read in the context of the substantive permission granted on 08/05/2017 under reference number 2017/1518/P and is bound by all the conditions and legal obligations attached to that permission.
- 3 Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed scheme has already been assessed by virtue of the previous permission granted on 08/05/2017 under reference number 2017/1518/P.

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

Director of Regeneration and Planning

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