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Application Ref: **2017/4655/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

24 August 2017

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**37 & 39 Rudall Crescent**  
**London**  
**NW3 1RR**

Proposal: Omission of ramp to front gardens as a non-material amendment of planning permission granted under ref: 2016/4897/P on 07/03/2017 (for identical external works to adjacent properties including conversion of garages to provide additional habitable accommodation, with extensions and associated works).

Drawing Nos:

Superseded: 1083.01.22(I)

Proposed: 1083.01.22(J)

For the purposes of this decision, condition no.3 of planning permission 2016/4897/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: 1083.00.01; 1083.01.01(F); 1083.01.02(C);



1083.01.03(C); 1083.01.04(B); 1083.02.01(B); 1083.02.02(A); 1083.03.02(B);  
1083.03.03(B); 1083.01.22(J); 1083.01.23(J); 1083.01.24(K); 1083.01.25(H);  
1083.02.21(D); 1083.02.22(D); 1083.03.12(E); 1083.03.13(H); FGD133 FDS1;  
FGD133 FPP1 R1; FGD133 PP1; 221019PD-11a; Design and Access Statement  
Rev00.

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.

Informatives:

1 Reasons for granting permission.

The proposed amendments relate to the layout of the front garden areas. The previously approved proposal included a sloped garden, which would be replaced with a raised planter in the same position. Access to the front door would be via the same steps as previously approved, so the alterations are not considered to be detrimental to accessibility levels. The bin store would also be moved to a different location within the garden, but would be the same size.

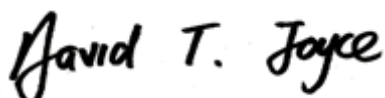
The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. They can therefore be treated as non-material and are acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 07/03/2017 under reference 2016/4897/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted under ref: 2016/4897/P on 07/03/2017 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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