

Mr Philip Andrews
WvH Planning Ltd
Elm Cottage
High Park Avenue
East Horsley
Surrey
KT24 5DD

Application Ref: **2017/4295/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

5 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
93 Hillway
London
N6 6AB

Proposal: Amendment to approved plans associated with planning permissions 2013/6887/P (dated 12/03/2014) & 2015/0244/P dated 25/02/2015, namely, enlargement of the fixed framed window of the approved dormer extension to the flank elevation.

Drawing Nos: Revised Plans: 1301/PL.02 REVB.
Superseded Plans: 1301/PL.0311.

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

For the purposes of this decision, Condition No. 3 of planning permission 2015/0244/P, dated 25/02/2015 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: 1301/PL.01, 1302/PL.02 REVB.

Reason: For the avoidance of doubt and in the interest of proper planning.



Informative(s):

1 Reasons for approving the non-material amendment.

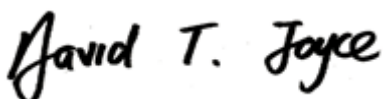
It is proposed to enlarge the window panel associated with the dormer extension to the flank elevation (northwest elevation) which would be the only change associated with the amendment to the 2015 application (2015/0244/P). The dimensions of the existing window glazing measure 0.9m in height x 0.5m in width. The proposed obscured glazed fixed window panel would measure approximately 1.9m in width x 0.5m in height for additional natural light into the proposed en-suite bathroom. There are no changes proposed to the overall size or design of the dormer extension. In addition, the proposed window would be a replica of the existing obscured fix-glazing panel. As such, the changes would not materially impact on the design and appearance of the host building and no overlooking issues would result (i.e. the amenity of neighbouring occupiers would be upheld).

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2015/0244/P dated 25/02/2015. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbouring impact. It is considered that the change is relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the enlargement of the window fenestration of the proposed dormer and shall only be read in the context of the substantive permission granted on dated 25/02/2015 under reference number 2015/0244/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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