

Mr Azhar Azhar
AZHAR ARCHITECTURE
70 Gainsford Street
Tower Bridge
London
SE1 2NB

Application Ref: **2017/5354/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

5 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
**Kingscliffe
Antrim Road
London
NW3 4XS**

Proposal: Replacement of ground floor timber framed rear doors with metal framed crittall style windows and doors to erection of single storey rear and side infill extension, enlargement of existing rear dormer window and alterations to first floor rear windows approved under planning permission 2017/4241/P dated 12/09/2017.

Drawing Nos: Proposed: PR-50-E.R Rev. A

Superseded: Pr-50-E.R

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 2017/4241/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 - Ex-50-E.F; Ex-50-E.R; Ex-50-P.00; Ex-50-P.01; Ex-50-P.02; Ex-50-P.03; Ex-50-P.04; Ex-50-S.X1; Ex-50-S.Y1; Ex-100-E.F-R; Ex-100-P.00-01; Ex-100-P.04; Ex-100-P.R02-03; Ex-100-S.Y1-X1; Ex-L-OS-1250; Ex-L-OS-2500; Pr-50-E.F; PR-50-E.R Rev. A; Pr-50-P.00; Pr-50-P.01; Pr-50-P.02; Pr-50-P.03; Pr-50-P.04; Pr-50-S.X1; Pr-50-S.Y1; Pr-100-E.F-R; Pr-100_P.00-01; Pr-100-S.Y1-X1; Site Location Plan 1:1250; Site Location Plan 1:500.

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

Informative(s):

1 Reason for granting approval

The proposed amendment comprises the replacement of the approved timber framed rear doors with metal framed crittall style windows and doors. The amended design would follow the same pattern of 6 panes of full height glazing as the approved scheme, but would incorporate fan lights above each pane and the approved sliding doors would be replaced with two French doors and four windows. The proposed glazing would be 0.2m wider at 6.3m in width and 0.1m higher at 2.5m in height than the approved glazing. Overall, the proposal is not considered to impact on the architectural aesthetic of the original proposal.

The installation of 1 x new rain water pipe to the rear fenestration at ground floor level is considered to be de minimis, but is however considered acceptable in design terms.

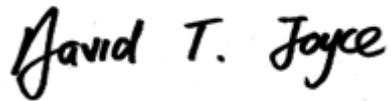
The revisions are not considered to harm the appearance of the building. The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. They can therefore be treated as non-material and are acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 12/09/17 under reference 2017/4241/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 on the application form and shall only be read in the context of the substantive permission granted on 12/09/2017 under reference number 2017/4241/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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning

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