

Mr & Mrs Kelly & Jeanfranco  
Hammond and Pezzia Lopez  
Flat A  
15 Ospringe Road  
London  
NW5 2JD

Application Ref: **2017/5482/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

12 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat A**  
**15 Ospringe Road**  
**London**  
**NW5 2JD**

Proposal: Removal of roof terrace and associated balustrading and window to door alterations as non-material amendments to planning permission ref: 2017/1379/P dated 03/05/2017 (for Erection of a single storey rear extension at lowered garden level and installation of terrace around bay-window above. Change from window to door at first floor level and replacement window on the rear elevation at ground floor level)

Drawing Nos: Drawing Nos:

Superseded drawings:

DWG-01 C, DWG-02A, DWG-03F, DWG-04F, DWG-05A, DWG-06F.

Revised drawings:

DWG-01 D, DWG-02A, DWG-03G, DWG-04G, DWG-05A, DWG-06G.



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.2 of planning permission 2017/1379/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans DWG-01 D, DWG-02A, DWG-03G, DWG-04G, DWG-05A, DWG-06G.

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

Informative(s):

1 Reason for granting approval

The proposed amendments, namely the removal of the roof terrace and associated balustrading and first floor window to door alterations would constitute a reduction in the amount of development. The removal of the roof terrace and associated works is considered to be of a minor nature and would not have any material impact on the approved development, the character of the area or the amenity of neighbouring properties.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

2 You are advised that this permission relates only to the changes highlighted on the plans and/or set out in the description and shall only be read in the context of the substantive permission 2017/1379/P dated 03/05/2017 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

Executive Director Supporting Communities

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning

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