

Patrick Gilmartin
Woollacott Gilmartin Architects
15a Parliament Hill
London NW3 2SY

Application Ref: **2017/3763/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

17 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
15A Parliament Hill
London NW3 2SY

Proposal: Minor amendments to planning permission dated 15.4.16 ref 2014/7827/P (as further revised by planning permission dated 17.2.17 ref 2016/2225/P) for Demolition of existing 2 storey house and erection of a new part 2 part 4 storey dwellinghouse with single storey basement and separate single storey rear extensions behind nos.14 and 15, namely to allow variations to roof profiles and fenestration at front and rear.

Drawing Nos:

Superseded plans-

P/1:50/000/a (rev A dated 27.05.2016), P/1:50/001, P/1:50/002, P/1:50/003, P/1:50/004,
P/1:100/101/SE/a, P/1:50/101/SE/a, P/1:50/101/SE/b, P/1:50/101/SE/c, P/1:50/102/A/0,
P/1:50/201/SW, P/1:50/202/b/1, P/1:50/202/b/2, P/1:50/203/C/1, P/1:50/203/C/2,
P/1:50/203/NW, P/1:50/204/NE,

Proposed plans-

Design Statement for minor changes dated 30.06.2017; Drawings (all Revision A, 30.06.17)- P/1:50/000/a/revA, P/1:50/001/revA, P/1:50/002/revA, P/1:50/003/revA, P/1:50/004/revA, P/1:100/101/SE/revA, P/1:50/101/SE/C/revA, P/1:50/102/SE/A/revA, P/1:50/103/SE/B/revA, P/1:50/200/SW/revA, P/1:50/300/NW/revA, P/1:50/401/NE/revA, P/1:50/104/A/0/revA, P/1:50/201/B/1/revA, P/1:50/202/B/2/revA, P/1:50/301/C/1/revA, P/1:50/302/C/2/revA



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 ref 2016/2225/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-

Site location plan; X/1:200-000, X/1:1250-000, X1:50-000, X1:50-001, X1:50-002, X1:50-003, X1:50-004, X1:50-101, X1:50-102, X1:50-103, X1:50-104; P/1:500-000 dated 03.03.2016, P/1:200-000 dated 03.03.2016, P/1:50/00/-1 (rev A dated 27.05.2016), P/1:50/000/b, P/1:50/204/D/1, P/1:50/204/D/2, P/1:50/205/U (rev A dated 27.05.2016); comparative elevations- 01, 02, 03, 04, 05, 06; street views- 10, 11, 12, 13, 14, 15; axonometric sketches- 16, 17, 18, 19; P/1:50-201 revB (bike store); 3d sketch view of front garden dated 1.7.15; Design Statement dated 03.03.2016 by Woollacott Gilmartin architects;

Design Statement for minor changes dated 30.06.2017; Drawings (all Revision A, 30.06.17)- P/1:50/000/a/revA, P/1:50/001/revA, P/1:50/002/revA, P/1:50/003/revA, P/1:50/004/revA, P/1:100/101/SE/revA, P/1:50/101/SE/C/revA, P/1:50/102/SE/A/revA, P/1:50/103/SE/B/revA, P/1:50/200/SW/revA, P/1:50/300/NW/revA, P/1:50/401/NE/revA, P/1:50/104/A/0/revA, P/1:50/201/B/1/revA, P/1:50/202/B/2/revA, P/1:50/301/C/1/revA, P/1:50/302/C/2/revA;

Daylight and sunlight study dated 17.6.11; Code for Sustainable Homes Pre-assessment report by ddp, ref E217-CSHPA-00; Arboricultural Development report by ArbTech dated 17.6.11 and associated plans; Tree Survey report by ArbTech dated 24.10.14 and associated plans, pit & trench reports dated 1.9.14 and 19.1.15; Arboricultural Development report by ArbTech dated 12.12.14; Ground Investigation Report and Basement Impact Assessment (Final Rev B) by EPS ref UK14.1639 dated 25.3.15; Basement Impact Assessment Review by Gyoury Self engineers dated 24.3.15; Flood Risk Assessment by Gyoury Self engineers dated 24.3.15; Structural Design Statement by Gyoury Self engineers dated 10.12.14; Ground movement assessment by Gyoury Self engineers dated March 2015; email from David Parker dated 6.5.15 titled 'BIA review for 15a Parliament Hill NW3 2014/7827/P (GSP ref 10366NA)'.

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

Informative(s):

1 Reasons for granting approval.

The variations involve the following- altering the roof profiles of the 2 front elevation gables so that they appear more symmetrical in form around the attic windows; minor alterations to the 2 front ground floor windows in glazing pattern and design; lowering the pitch of the rear extension roofslope.

Individually and cumulatively, the changes are relatively minor and do not alter the

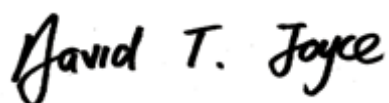
basic and distinctive design principles of the approved new house, nor its bulk, height and form.

The full impact of the scheme has already been assessed by virtue of the previous planning permission dated 17.2.17 ref 2016/2225/P. 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 its appearance, impact on streetscene and conservation area, and impact on neighbour amenities. It is considered that the changes are 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 changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 17.2.17 ref 2016/2225/P 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

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.