

Mr Alan Morris
Alan Morris architect
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London
NW5 3LW

Application Ref: **2017/3677/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

23 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
27 Leighton Road
London NW5 2QG

Proposal: New corner window added on the south east elevation (front) on ground floor level and removal of tree adjacent to eastern boundary of the site, as amendment to planning permission ref: 2016/4172/P dated 09/01/2017; (for the erection of a new 2 storey dwelling house.)

Drawing Nos: Approved: 140-P-004 REV C, 140-P-007 REV A, 01073SL.

Superseded: 140-P-004, 140-P-007, 01073SL.

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 2016/4172/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 - Location plan; 010735L, 140-P003; 140-P-004 REV C; 140-P005; 140-P-007 REV A; 01073SL; Design and Access Statement dated July 2016; Arboricultural Report, 1073CJO/2009 - Rev 1 dated 8/11/2016 by OMC Associates; Heritage Statement dated 28/11/15.

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

Informative(s):

1 Reason for granting approval

The proposal includes the addition of a corner window which on the south east elevation at ground floor level and the removal of a tree on the eastern boundary (T14).

The additional corner window is not considered to impact on the architectural aesthetic of the original proposal and is considered acceptable in design terms. No overlooking would be introduced given its location.

The Council's Tree and Landscape Officer has advised that the subject tree (T14) is a poor a quality category C (low quality) sycamore tree. No objections have been raised to its removal and given these works form part of a landscape plan, which is reserved for condition, the changes are considered to be non-material.

The revisions are not considered to harm the appearance of the property or the surrounding area. 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 09/01/2017 under reference 2016/4172/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 09/01/2017 under reference number 2016/4172/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

Executive Director Supporting Communities

2017/3677/P

David T. Joyce

David Joyce
Director of Regeneration and Planning

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