

Mrs Xiaxi Qiu
A1 PMS
9 Esher Road
Hersham
Walton-on-Thames
KT12 4JZ

Application Ref: **2017/4799/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

25 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
167 Fordwych Road
London
NW2 3NG

Proposal: Non-material amendment (installation of additional 3x rooflights) to planning permission ref: 2017/2592/P granted on 02/08/2017 for the erection of dormer roof extension to the flank elevation and roof light to the rear elevation for ancillary residential floorspace (Class C3)

Drawing Nos: Superseded plans: 1 REVG, 2 REVG, 3 REVG, 4 REVG, 5 REVG, 6 REVG, 7 REVG, 8 REVG, 9 REVG; 10 REVG.

Amended Plans: 1 REVG1, 2 REVG1, 3 REVG1, 4 REVG1, 5 REVG1, 6 REVG1, 7 REVG1, 8 REVG1, 9 REVG1.

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 2016/2592/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: 1 REVG1, 2 REVG1, 3 REVG1, 4 REVG1, 5 REVG1, 6 REVG1, 7 REVG1, 8 REVG1, 9 REVG1.

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

Informative(s):

1 Reason for granting approval:

The proposed amendments are not considered to materially alter the previously approved scheme. The alterations to the side and rear roof slope would be minor works in which the proposed rooflights are modest in their size and quantity. The amendments would not appear out of character with the surrounding area as many properties feature rooflights at the side and rear roof slopes. Given the location of the works and their minor nature in relation to the building as a whole, the changes would not significantly alter the appearance of the application building.

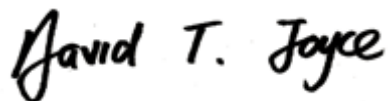
The proposed changes do not result in an extension of the application building or previously approved development and the rooflights would not result in adverse opportunities of overlooking into neighbouring properties.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 02/08/2017 under planning permission ref: 2017/2592/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and impact upon neighbouring amenity. 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 This approval under Section 96A of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision.
- 3 You are advised that this decision relates only to the changes set out in the highlighted on the plans and/or set out in the description and submitted schedule of planning drawing changes and shall only be read in the context of the substantive permission granted on 02/08/2017 under reference number 2017/2592/P and is bound by all the conditions and legal 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce
Director of Regeneration and Planning

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