

Mr Peter Kyte
Enabling Projects Ltd
40 Sandringham Road
London
NW11 9DP

Application Ref: **2017/5612/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

25 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
1 Tobin Close
London
NW3 3DY

Proposal: Amendment to the brickwork to the side elevation of the proposed ground floor extension associated with the approved extension to the side elevation under planning permission approved under 2017/0428/P dated 28/03/2017.

Drawing Nos: Superseded drawings: 1127ED_SH7 REVG, 1127ED_SH8 REVG, 1127ED_SH9 REVG, 1127ED_SH10 REVG, 1127ED_SH11 REVG and 1127ED_SH12 REVG.

Proposed drawings: 1127ED_SH7 REVJ, 1127ED_SH8 REVJ, 1127ED_SH9 REVJ, 1127ED_SH10 REVJ, 1127ED_SH11 REVJ and 1127ED_SH12 REVJ.

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 dated 28/03/2017 ref 2017/0428/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: 1127ED_PRE_SH1, 1127ED_PRE_SH2 REVC, 1127ED_PRE_SH3 REVD, 1127ED_PRE_SH4 REVC, 1127ED_PRE_SH5 REVC, 1127ED_PRE_SH6 REVC, 1127ED_PRE_SH07 REVJ, 1127ED_PRE_SH08 REVJ, 1127ED_PRE_SH09 REVJ, 1127ED_PRE_SH10 REVJ, 1127ED_PRE_SH11 REVJ, 1127ED_PRE_SH12 REVJ, Regulations Compliance Report dated January 2017, Energy Demand and CO2 Emissions Support Statement Dated January 2017 and Design and Access Statement commissioned by Enabling Projects Town Planners dated January 2017.

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

Informative(s):

1 Reasons for granting approval.

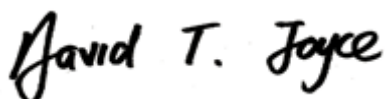
The approved pattern detailing of the brickwork on the flank elevation would be omitted from the design and it is proposed to retain the existing boundary if possible with a slight increase to match the proposed height of the approved side extension. The proposed brickwork would match the existing colour texture of the approved wall and there is no material difference to the overall appearance of the host building or character of the streetscene.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 03/05/2017 ref 2017/0428/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 appearance and neighbour impact. 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 28/03/2017 ref 2017/0428/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

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