

Mr Roy Barris
Pentarc
7a Daleham Gardens
London
NW3 5BY

Application Ref: **2017/5934/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

17 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
25 Hillfield Road
London
NW6 1QD

Proposal: Increase in height of side extension height by 150mm as an alteration to planning permission ref.2016/5903/P dated 16/02/2017 for erection of single storey side extension and replacement rear extension

Drawing Nos:
Superseded drawings: 248_P_103; 248_P_104

Replacement drawings: HFR 160; HFR 150

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 2016/5903/P granted on 16/02/2017, 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 248_P_001; 248_P_002; 248_P_003; 248_P_004;



248_P_005; 248_P_006; 248_P_007; 248_P_101 (dated 09/02/2017); 248_P_102 (dated 09/02/2017); 248_P_105 (dated 09/02/2017); 248_P_106 (dated 09/02/2017); 248_P_107 (dated 09/02/2017); 248_P_108 (dated 09/02/2017); HFR 160; HFR 150; Site Location Plan.

Informative(s):

1 Reason for granting approval

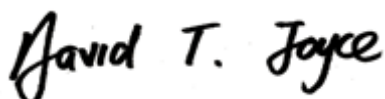
The increase in height of the side extension from 2300mm to 2450mm is considered to be minor and would not have a material impact on the appearance of the rear extension, or its relationship with the host property. The minor increase in height would not result in the extension becoming excessively overbearing on the boundary, especially given the level change which means no.23 Hillfield Road stands higher than the application site. The increase in height would therefore not result in a material change to levels of daylight received by the ground floor windows of no.23 Hillfield Road compared to the approved situation.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 16/02/2017 under ref 2016/5903/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 150mm increase in height of the side extension and shall only be read in the context of the substantive permission granted on 16/02/2017 under reference number 2016/5903/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



David Joyce
Director of Regeneration and Planning

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