

Mr Aaron Fletcher  
Manica Architecture  
Unit F  
Flat Iron Yard  
14 Ayres Street  
London  
SE1 1ES

Application Ref: **2017/6028/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:  
**109 Gloucester Avenue**  
**London**  
**NW1 8LB**

Proposal: Alterations to opening method of glazed infill extension to planning permission 2016/2216/P dated 23/01/2017 for excavation of basement level extension and erection of glazed rear infill extension at upper ground floor level and other alterations

Drawing Nos:

Superseded drawings: AL(0)002 (Rev B); AL(0)003 (Rev A); AL(0)020 (Rev B)

Replacement drawings: Cover Letter from Manica Architecture dated 26th October;  
AL(0)020 (Rev D); AL(0)003 (Rev E); AL(0)002 (Rev J)

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 2016/2216/P granted on 23 January 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:  
L(0)000; EX(0)001(Rev A); EX(0)002; EX(0)003; EX(0)004; EX(0)005; EX(0)006; EX(0)007; EX(0)008; EX(0)009; EX(0)010 (Rev A); AL(0)001 (Rev A); AL(0)001 (Rev A); AL(0)001 (Rev A); AL(0)001 (Rev A); AL(0)001 (Rev A); AL(0)004; AL(0)005; AL(0)006; AL(0)010 (Rev B); AL(0)011 (Rev B); AL(0)012 (Rev B); AL(0)021; Design, Access and Heritage Statement (Rev B dated April 2016); Basement Impact Assessment Rev A ref 2812 by CAR; 2812 - 109 Gloucester Avenue, NW1 8LB Basement Impact Assessment Audit Checklist; Campbell Reith Comments Tracker with CAR Ltd response; Email from Tyrone Bowen to Campbell Reith (dated 31 October 2016 10:52); Email from Tyrone Bowen to Campbell Reith (dated 14 November 2016 12:11); Geological And Geotechnical Site Investigation Report Reference Number 1699/Rpt 1v2 (September 2016); Front Retaining Wall (Job no.2812); Basement Impact Assessment And Construction Sequence Methodology (Rev B - September 2016); Cover Letter from Manica Architecture dated 26th October; AL(0)020 (Rev D); AL(0)003 (Rev E); AL(0)002 (Rev J)

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

Informative(s):

- 1 The replacement of a fixed glass panel with a part fixed/ part sliding panel on the rear elevation of the glazed extension and the replacement of a part- sliding panel of glass with a fixed panel of glass to the roof are considered to be acceptable amendments that would not have material implications for the appearance of the extension.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 23/01/2017 under ref 2016/2216/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 change to the glazed panels of the first floor level rear extension and shall only be read in the context of the substantive permission granted on 23/01/2017 under reference number 2016/2216/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

2017/6028/P

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning

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