



Bonnystreet Planning Limited
1 Howitt Close London NW3 4LX

19 January 2018

Reference: 47 Montpelier Grove (2018/PP-06680536)

Dear all,

Application for minor material amendment under Section 73 of the Town and Country Planning Act 1990

Please find enclosed the application form and supporting plans for the variation of condition 3 ('approved plans') of planning permission **2015/5981/P** dated 11/01/2016. The postal address of the application site is 47 Montpelier Grove, London NW5 2XG.

The original application was for the erection of a single storey rear/side infill extension, the enlargement of the front dormer and the reconstruction of the existing rear dormer.

At present, the applicant proposes to amend the previously approved plans, namely to substitute the glazed roof of the rear/side infill extension with a slated roof and two roof lights. The proposed changes are considered a minor amendment to the original planning permission as they do not alter the character or description of the approved development.

As a result of the proposed changes, the amount of glazing on top of the approved infill extension will be reduced to approximately a third of the roof surface. This will result in a more traditional look and may reduce light pollution and overlooking opportunities towards the upper floors and the roof terraces of neighbouring properties.

It is considered that the proposed changes could constitute a non-material amendment to the original planning permission because no additional windows are being introduced (in fact, the amount of glazing is being reduced) and because the external dimensions of the approved infill structure remain unaffected (including the roof slope). However, in the interest of proper planning and following advice from planning officers, the proposed amendments have been submitted as

a material amendment to ensure that neighbouring amenity is adequately taken into account during the determination process.

The proposed amendments to the approved infill extension will be contained within the existing boundary treatment; as a result, they will not be easily visible from the adjoining garden. In addition, there are no side-facing windows at the rear of the adjoining property that overlook the approved infill extension.

The proposed changes are therefore considered acceptable in planning terms as they do not cause any undue harm to neighbouring amenity (in fact, they may reduce light pollution and overlooking opportunities). They also do not have a noteworthy impact on the appearance of the host building or that of the previously approved scheme, especially when seen from the rear garden of the application site or that of the adjoining property.

In the event that the Council is minded to grant permission for the proposed changes, it is suggested that planning condition 3 of planning permission 2015/5981/P is reworded to make reference to the amended drawings enclosed with this application, for example:

“The development hereby permitted shall be carried out in accordance with the following approved plans Design & Planning Statement, Location plan, DWG-EX-01, DWG-EX-02, DWG-EX-03, DWG-EX-04, DWG-EX-05, DWG-PRO-01 Rev B, DWG-PRO-02 Rev A, DWG-PRO-03 Rev B, DWG-PRO-04 Rev A & DWG-PRO-05 Rev A.”

Should you require any further clarifications then please do not hesitate to contact me using the details at the end of this letter.

Kind regards,

Glen Christen

Director

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