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KKM Architects  
81 Maygrove Road  
London  
NW6 2EG

Application Ref: **2017/6441/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

23 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**12 Park End**  
**London**  
**NW3 2SE**

Proposal: Increase in height of parapet wall and alterations to approved rooflights and fenestration granted under permission reference 2016/5754/P dated 30/01/2017 (External alterations to fabric and fenestration of the existing property including excavation works to provide additional internal floor space and create one bedroom flat at the site).

Drawing Nos: Superseded plans: 215007/110, 215007/130

Plans for approval: 215007/130 B, 215007/140 B, 215007/141 B, 215007/110 A

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 2 of the planning permission granted on 30/01/2017 under reference number 2016/5754/P shall be replaced by the following condition:

#### **REPLACEMENT CONDITION 2**

The development hereby permitted shall be carried out in accordance with the



following approved plans: 15007/120, 215007/130 B, 215007/131, 215007/140 B, 215007/141 B, 215007/030, 215007/031, 215007/020, 215007/110 A, 215007/001, 215007/050, 215007/150, Design and Access Statement dated October 2016, Cover letter dated 19/10/16, Neighbour letter dated 07/10/16.

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

Informative(s):

- 1 The increase in height of the approved parapet wall by approximately 200mm is considered to represent a minor alteration that would not have a significant impact on the appearance of the host building or the character of the surrounding area. Furthermore, the minor increase in parapet height would not result in a loss of light or outlook to neighbouring residents.

The repositioned rooflights would occupy a similar proportion of the flat roof as those approved under the original application and the minor alterations to the fenestration of the north and west elevations would not detract from the character and setting of the host and neighbouring buildings and surrounding conservation area.

The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

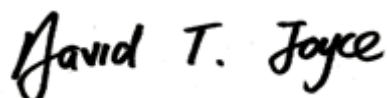
One objection was received and duly taken into consideration prior to making this decision.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 2016/5754/P dated 30/01/2017. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 30/01/2017 under reference number 2016/5754/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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