

Mrs Stephanie Dale  
Studio Webster Dale  
286 Upland Road  
London  
SE22 0DP

Application Ref: **2017/6248/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

24 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat 1**  
**22 Lyndhurst Gardens**  
**London**  
**NW3 5NN**

Proposal: External alterations to single storey rear extension granted under planning permission ref 2015/7173/P dated 21/06/2016 (Single storey side and rear extension with lantern rooflight, following demolition of existing single storey side and rear extension; alterations to existing lantern features on side elevation) namely, the replacement of timber French doors with timber sash windows to the rear, removal of sunken patio and removal of frameless glass rooflight.

Drawing Nos:

Proposed: 112 PL 001 Issue A, 112 PL 002 Issue A, 112 PL 003 Issue A, 112 PL 004 Issue A.

Superseded: 44/1509 PL 001 Issue D, 44/1509 PL 002 Issue B, 44/1509 PL 003 Issue A, 44/1509 PL 004 Issue A.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 planning permission reference 2015/7173/P granted on 21/06/2016 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:

Site Location Plan at 1:1250; 112 PL 001 Issue A, 112 PL 002 Issue A, 112 PL 003 Issue A, 112 PL 004 Issue A, 44/1509 PL 101 rev. A; 44/1509 PL 102; 44/1509 PL 103; 44/1509 PL 104; Revised Design and Access Statement (dated 12/05/2016); Revised Heritage Statement (dated 12/05/2016).

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

### Informative(s):

#### 1 Reason for granting approval:

The replacement of the timber French doors of the approved single storey side/rear extension with a timber framed sash window is considered to represent a minor alteration that would not have a significant impact on the character and appearance of the host building and surrounding conservation area.

Furthermore, the removal of the frameless rooflight and sunken patio area to the rear, reduction in the proportions of the windows and panelling and additional fanlight above the side elevation door are all considered to represent minor alterations that are not materially different to the approved plans and would not harm the appearance of the host building or the character of the surrounding conservation area.

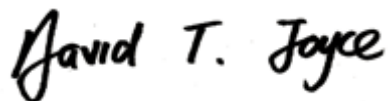
Subsequently, the proposed amendments are considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 21/06/2016 under reference number 2015/7173/P. 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 development description, and shall only be read in the context of the substantive permission granted on 21/06/2016 under application reference 2015/7173/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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning

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