

Matthew Parker
MAP Architecture
21b Sandrock Road
LONDON
SE13 7TS

Application Ref: **2017/7088/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

1 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
90 Savernake Road
London
NW3 2JR

Proposal: Alterations to the fenestration of the rear dormer and alterations to garden room including installation of flue in relation to planning permission 2016/1448/P (dated 31/05/2016) for Installation of dormer; second floor level extension; erection of replacement garden building and associated external alterations to rear; installation of 3 rooflights to front roofslope

Drawing Nos:
Superseded drawings: P04 (REV D); P06 (REV B)
Replacement drawings: P04 (REV F); P06 (REV D)

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 2016/1448/P granted on 31 May 2016, 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: (Prefix 1502) P00 (REV A); P01 (REV B); P02 (REV B); P03 (REV D); P04 (REV F); P05 (REV C); P06 (REV D); P07 (REV B)

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

Informative(s):

1 Reason for granting approval-

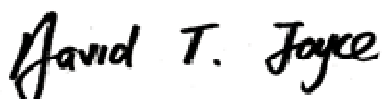
The alterations to the window proportions of the dormer roof extension is to be considered an acceptable amendment that would not have material implications for the character and appearance of the rear elevation. The installation of the flue on the garden building would be of a sufficient height and footprint to be considered a minor addition and the amendment to the size and positioning of the rear window and rooflights of the garden building would not have material implications for the appearance of the garden building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 31/05/2016 under ref 2016/1448/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 alterations to the fenestration of the rear dormer window and alterations to fenestration and installation of flue to the garden building and shall be read in the context of the substantive permission granted on 31/05/2016 under reference number 2016/1448/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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