

Mr Jean-Jacques Lorraine  
The House  
Lissenden Gardens  
London  
NW5 1ND

Application Ref: **2018/0404/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

22 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**The House**  
**Lissenden Gardens**  
**London**  
**NW5 1ND**

Proposal: Insertion of double doors to 2nd floor southern elevation for maintenance purposes as a non-material amendment of planning permission 2016/6238/P dated 17/03/2017 for the erection of single storey roof extension; single storey rear extension to the north east corner; 1st floor infill extension to the east elevation; and installation of new window to ground floor front elevation (retrospective).

Drawing Nos: Superseded drawings: A07 Rev.3, A02 Rev.2

Revised drawings: A07 rev.4, A02 rev.3

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above, subject to the following conditions:

#### Conditions and Reasons:

1. For the purposes of this decision, condition no.3 of planning permission 2016/6238/P 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: A01 Rev.3, A02 Rev.3, A03 Rev.3, A04 Rev.2, A05 Rev.1, A06 Rev.2, A07 Rev.4, A08 Rev.3, A-10 Rev.1, 0510\_20\_23 Rev.C, 0510\_20\_25 Rev.B, 0510\_20\_26 Rev.B, 0510\_21\_30 Rev.D, 0510\_21\_31 Rev.D and Arboricultural Impact Assessment Report & Outline Method Statement ref: MLA/THM /AIM/01 dated 21/12/2016.

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

2. The roof shall not be used as an external amenity at any time, access shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of polices A1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting approval:

The proposed amendment involves the installation of double doors to the front elevation at second floor level to provide access to the green roof for maintenance purposes. The applicant has confirmed that the roof would not be used as an external terrace area, and the amendment is only considered to be non-material subject to the condition that the green roof is accessed for maintenance purposes only. In design terms, the installed doors are similar in appearance to the previously approved glazing, with the same materials and thickness of glazing bars. The visual impact on the character of the building and wider conservation area is considered to be limited.

Two objections have been received and duly taken into account prior to determining this application.

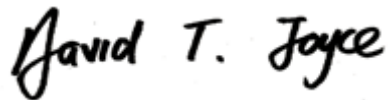
The proposed amendment is considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as non-material and is acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 17/03/2017 under reference 2016/6238/P In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 17/03/2017 under reference number 2016/6238/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

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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