

Ms Lucy Read
Lucy Read Architects
13 Retcar Place
London
N19 5TT

Application Ref: **2018/0547/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

9 March 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
16 Raveley Street
LONDON
NW5 2HU

Proposal: Alterations to proposed rear window, treatment of rear flank wall and rebuilding of boundary wall approved under planning permission 2017/0358/P (dated 28.7.17).

Drawing Nos: Superseded: 2000 REV C, 5000 REV E and 6000 REV D.

Proposed: 03_2001 Rev E, 03_5000 Rev F, 03_5011 REV D, 03_5013 Rev B, 03_6000 Rev F, and 03_6011.

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

You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 28.07.2017 under reference number [2017.0358.P] and is bound by all the conditions and obligations attached to that permission

For the purposes of this decision, condition no.3 of planning permission 2017/0358/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: 003/1000, 03_1001, 03_1002, 03_1003, 03_1004, 03_1005, 03_1006, 03_1008, 03_2001 Rev E, 03_2004 Rev B, 03_5000 Rev F, 03_5001 REV C, 03_5011 REV D, 03_5013 Rev B, 03_6000 Rev F, 03_6011, Ground Floor plan commissioned by Price and Myers, lower-ground floor plan commissioned by Price and Myers Revised design and Access Statement dated 13/03/2017, Basement Impact Assessment commissioned by Price and Myers Basement Impact Assessment Audit commissioned by Campbell Reith dated June 2017 and Indicated Construction Programme.

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

Informatives:

1 Reasons for granting:

The applicant seeks to amendments to the rear façade and fenestration of the annex wing extension and amendment to the party wall of the infill extension to the flank elevation. The existing render would be removed to reveal the brickwork below the sash window on the annex wing extension, the approved rear aluminium window would be replaced with an enlarged "tilt and turn" window and the brickwork below the window would be replaced with new cavity wall which would be constructed using recycled bricks.

To the flank (north) elevation of the approved infill extension it is proposed to replace the existing brick wall, which would be rebuilt and would be step back from the approved party wall.

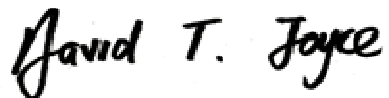
Along the flank (north) elevation the overall height of the infill extension would be unchanged and the only difference would be the change in design and the setback of the brickwork to the flank elevation. To the rear the cladding would be removed to reveal the brickwork and lower-ground floor window would be enlarged. The steps of the rear annex wing extension would be rebuild and no changes are proposed to the existing garden level.

The overall changes to the proposals are very small in scale and would not materially affect the appearance of the host building. The full impact of the proposed development has already been assessed. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and impact on neighbours. It is considered that the changes are minor in the context of the approved scheme and can therefore be regarded as a non-material amendment of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 28.07.2017 under reference number [2017.0358.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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

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