

26 February 2018
Our Ref: 17.5014 / 8.01

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London
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Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sofie Fieldsend,

Re: 25a Willow Road, London, NW3 1TL

Application for S.96A non-material amendments to planning permission 2017/3484/P

Planning Portal Ref: PP – 06759988

We write on behalf of our clients Mr Michael Beskine and Mrs Julia Litvinova to seek approval under Section 96a of the Town and Country Planning Act (1990) for non-material amendments to planning consent 2017/3484/P.

The above application was granted in December 2017 for the following description of works:

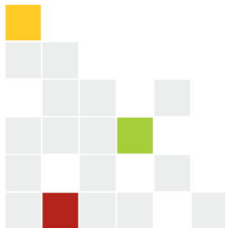
Roof extension involving raising the ridge height and creation of parapet, increasing the size of existing front/rear dormers. Conversion of car port into habitable room involving the creation of a new front entrance. Erection of new front and rear terraces. Replacement front/rear windows. New bin store, alterations to front landscaping and new railings to front boundary wall.

This application is accompanied by the following plans:

- Existing Boundary Wall Elevation (ref: PA 206)
- Existing Front Garden and Bin Store (ref: PA 006)
- Proposed Boundary Wall Elevation (ref: PA 206 D)
- Proposed Front Garden and Bin Store (ref: PA 006)

As demonstrated on the plans above, this application seeks the following amendments to the consented scheme:

- The removal of a brick prier outside 25a Willow Road to be replaced with a black painted steel Victorian railing;
- The relocation of the consented refuse storage area.



The new railings proposed are an extension of the black Victorian railings approved under the consented scheme and will be the same in terms of their design. The removal of the pier and installation of the black Victorian railing will create a consistent treatment along the boundary of 25a Willow Road which serves to enhance the appearance of the facades and architectural setting of the building in the Conservation Area. The proposals do not affect the gate at this location which will remain as consented.

In addition, and as shown on the accompanying plans this application seeks to relocate the refuse storage area approved under the consented scheme. The amendment is sought in order to improve the visual appearance of the front garden and has no material impact on the parent consent and is therefore deemed acceptable.

We are of the view that in the context of the overall consent these amendments are very minor and non-material, and can therefore be secured under this via S96a.

The application has been submitted via the planning portal (ref: PP - 06759988). A payment of £234.00 to cover the planning application fee will be paid online via the planning portal.

Please do not hesitate to contact me if you wish to discuss this matter or require any further information.

Yours sincerely,



Sean Breslin MSc
Graduate Planner

Tel: (0) [redacted]
Email: s [redacted]

Boyer