

Sanya Polescuk Architects
8a Belsize Court Garages
London
NW3 5AJ

Application Ref: **2018/1051/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

10 April 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
12 Daleham Mews
London
NW3 5DB

Proposal: Amended design of timber and steel screen along the rear boundary wall and addition of one rooflight on the rear roofslope, as an amendment of planning permission ref: 2015/6791/P granted on 19/02/2016 for the 'demolition of rear first floor and ground floor extension and erection of new two storey rear extension; partial loft conversion with rear dormer and terrace; installation of 2 x rooflights to rear roofslope; and other works'.

Drawing Nos:
Superseded plans- P120 P6, P130 P6, P210 P3, P300 P4, P320 P4, P340 P2
Revised plans- P120 P7, P130 P7, P210 P4, P300 P5, P320 P5, P340 P3.

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 2015/6791/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 - E010, E100 P1, E110 P1, E120 P1, E130 P1, E200 P1,



E210 P1, E300 P1, E320 P1, P100 P2, P110 P5, P120 P7, P130 P7, P200 P2, P340 P3, P210 P4, P300 P5, P320 P5.

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

Informative(s):

1 Reason for granting approval-

The proposed amendments include changes to the design of the screen fixed to the rear boundary wall and the addition of an additional rooflight to the rear roofslope. The rear screen has been changed from a timber slatted screen to a smaller screen of similar design for structural and stability reasons. The screen is required for safety reasons rather than to protect privacy. Although the screen has been reduced in size, it will still not cause harm to the rear neighbours as the rear-facing windows would be over 18m away. Its reduction in size does not affect the overall appearance of the approved scheme and building.

The proposed skylight would be adjacent to the previously approved rooflight, of a modest size and design, and would be a minor addition in the context of the approved scheme.

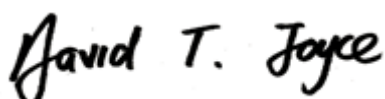
The revisions are not considered to introduce any new amenity impacts on nearby residential occupants in terms of outlook, daylight or privacy.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 19/02/2016 under reference 2015/6791/P. In the context of the permitted scheme, it is not considered that the amendments would 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 changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 19/02/2016 under reference number 2015/6791/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



Executive Director Supporting Communities

2018/1051/P

David Joyce
Director of Regeneration and Planning

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.