

Mr Sean Breslin  
Boyer Planning  
2nd Floor,  
24 Southwark Bridge Road  
London  
SE1 9HF

Application Ref: **2018/1087/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974 **4607**

25 April 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**25A Willow Road**  
**London**  
**NW3 1TL**

Proposal: Removal of front boundary gate pier and replacement with black painted steel railing and front fenestration alterations at ground floor level as non-material amendments to permission reference 2017/3484/P dated 06/12/2017 (Erection of roof extension involving raising the ridge height and replacement of existing front/rear dormers; conversion of car port into habitable room and new front entrance; installation of new rear Juliette balconies and replacement front and rear windows; alterations to front garden including installation of new bin store and new railings to front boundary wall).

Drawing Nos:  
Superseded plans: PA 203 Rev.B and PA 201 Rev.C

Plans for approval:  
PA 006 Rev.D and PA 206 Rev.E

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

### **REPLACEMENT CONDITION 3**



The development hereby permitted shall be carried out in accordance with the following approved plans:

EX 001, EX 002, EX003, EX04, EX101, EX102, EX201, EX202, EX203, PA 001 Rev.B, PA 002 Rev.A, PA 003 Rev.B, PA 004 Rev.C, PA 006 Rev. D, PA 101 Rev.B, PA 102 Rev.B, PA 202 Rev.B, PA 206 Rev.E PA 301, site location plan.

Reason:

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

Informative(s):

1 Reason for granting approval-

The proposed amendment involves the removal of the front boundary gate pier and the replacement with black painted steel Victorian railings and fenestration alterations to the clerestory front window at ground floor level.

The full width high level window would have the same siting and size as the approved scheme, but will be divided into three smaller windows to allow ventilation. The removal of the brick pier is welcomed as it gives this part of the property the appearance of a garage opening rather than competing with the main entrance to No.25. The visual impact of the minor alterations on the character of the building and wider conservation area is considered to be acceptable.

The amendments are considered minor and would not materially alter the appearance or amenity impact of the approved scheme. The alterations can therefore be treated as non-material amendments and are acceptable.

The Council's Conservation officer was consulted and raised no objection to the amendments. No objections have been received prior to determining this application. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the original approval granted on 06/12/2017 under reference 2017/3484/P.

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 06/12/2017 under reference number 2017/3484/P and is bound by all the conditions and the Section 106 Legal Agreement 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 T. Joyce*

David Joyce  
Director of Regeneration and Planning

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