

SHH Architects  
1 Vencourt Place  
Ravenscourt Park  
London  
W6 9NU

Application Ref: **2018/1465/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

25 April 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**17 Branch Hill**  
**London**  
**NW3 7NA**

Proposal: Reduction in size of windows on west elevation, omission of condenser cupboard from rear garden (lower ground floor level) and window (ground floor level) and alteration to shape and size of window on south elevation, alteration to shape of window on east elevation, omission of two windows on north elevation and addition of skylight to roof to 'Erection of part 2 and part 3 storey plus basement single family dwelling (following demolition of existing) with swimming pool' approved under planning permission 2015/3377/P dated 27/04/2017.

Drawing Nos:

Superseded: (779)024\_P03; (779)204\_P03; (779)205\_P05; (779)206\_P04;  
(779)207\_P04

Revised: (779)024\_P04; (779)204\_P04; (779)205\_P06; (779)206\_P05; (779)207\_P05

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.2 of planning permission 2015/3377/P shall be replaced with the following condition:



## REPLACEMENT CONDITION 2

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

M2-P1; M2-P2; M4-P2; M5-P2; P1-P2; P2-P2; P4-P2; P5-P2; (779)002\_P02; (779)003\_P02; (779)010\_P03; (779)011\_P02; (779)012\_P02; (779)015\_P02; (779)016\_P02; (779)017\_P02; (779)020\_P04; (779)021\_P04; (779)023\_P02; (779)024\_P04; (779)200\_P03; (779)201\_P03; (779)202\_P03; (779)203\_P03; (779)204\_P04; (779)205\_P06; (779)206\_P05; (779)207\_P05; (779)300\_P04; (779)301\_P03; (779)302\_P02; (779)303\_P03; (779)304\_P01; (779)311\_P02; (779)312\_P02; (779)313\_P02; 1281\_GA\_013 P2; 1281\_SE\_020 P3; 1281\_SE\_021 P3; 1281\_SK\_008 P3; 1281\_SK\_009 P4; 1281\_GA\_011 P2; 1281\_GA\_010 P3

BIA prepared by Site Analytical Services Ltd dated October 2015; Preliminary Risk Assessment prepared by Site Analytical Services Ltd dated November 2014; Arboricultural Impact Assessment Report prepared by Landmark Trees dated 27th June 2015; Structural Engineer's Design Statement for Planning prepared by engineersHRW dated June 2015; Design and Access Statement prepared by SHH dated June 2015; Renewable energy statement and sustainability report prepared by ME7 dated June 2015; Construction Management Plan prepared by Construction Planning Associates dated June 2015; Environmental Noise Assessment prepared by Acoustics Plus dated 10/6/2015; Report on a Ground Investigation prepared by Site Analytical Services Ltd dated May 2015; Ground movement assessment prepared by Card Geotechnics Limited dated January 2016; Letter from Construction Planning Associates dated 11th January 2016;

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

### Informative(s):

#### 1 Reason for granting

The reduction in size of windows at ground and lower ground floor level on the west rear elevation would not material alter the appearance of this elevation. The reduction would increase the solid to void ratio which is welcomed. The removal of windows from the side (south) elevation would not materially alter the appearance of this elevation. The alteration to shape and size of windows at ground and first floor level would not result in increased overlooking as windows were already proposed in these locations and the size of the windows would be taller but no wider than those approved. Therefore while they would allow more light to the dwelling, the degree of overlooking back towards Leavesden Cottage would remain the same. The change to the shape of window on the east elevation, the omission of two windows on north elevation and addition of skylight to roof would not material affect the appearance of the proposed dwelling in the context of what has been approved.

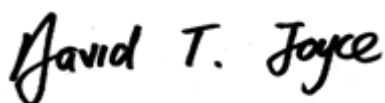
The removal of doors from the lower ground floor level is due to the omission of the condenser plant room in the rear garden. It is the intention of the applicant to relocate the condensers but this would be subject of a separate application.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2015/3377/P dated 27/04/2017. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene and conservation area, and impact on neighbour amenities. 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 set out in the description and shall only be read in the context of the substantive permission granted on 27/04/2017 under reference number 2015/3377/P and is bound by all the conditions and obligations 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 Joyce  
Director of Regeneration and Planning

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