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Application Ref: **2017/4419/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

22 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Capo DI Monte
Windmill Hill
London
NW3 6RJ

Proposal: Non-material amendments (relocation and rearrangement of rooflights, rearrangement of garage layout, redesign of garage door and increase in depth of approved basement by 0.24m) to planning permission granted on 14/08/2015 ref: 2014/6987/P for the change of use from two residential units to a single dwelling house, reconfigured rear extension, extension to existing basement and associated internal and external alterations, landscaping and parking

Drawing Nos: Superseded Plans: 1249/AP 03A; 05A; 06; 08
Amended Plans: 1249/AP2 03C; 05A; 06; 08A
Additional Plans: SK_281116

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 2014/6987/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:

1249/S 00; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11 and AP 01; 02; 04A; 07; 09; 10; 11 and AP2 03C; 05A; 06; 08A 1249/SK 01; 02A; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12A; 13A; 13(1); 14A; 15; 16 and Basement Impact Assessment by HR Wallingford (ref: MAM7359-RT001-R01-00 dated November 2014; Structural Engineer's Report by Michael Barclay Partnership (ref: 6036) dated November 2014; Tree Survey and Arboricultural Method Statement (ref: 1249) dated October 2014; Specification for Underpinning by Michael Barclay Partnership (ref: 6036); Engineering Drawings by Michael Barclay Partnership (ref: 6036-301 to 311, 320, 321) dated February 2015; Addendum to Structural Engineer's Report by Michael Barclay Partnership (ref: 6036) dated 09/03/2015; Letter from HR Wallingford of 27/02/2015 Addendum to Structural Engineer's Report Appendix A (ref: 6036); Appendix B Addendum to Structural Engineer's Report (ref: 6036) dated February 2015; Trial Pit Investigations, Addendum to Structural Engineer's Report Appendix C (ref: 6036) dated February 2015; Ground Movements Assessment Addendum to Structural Engineer's Report Appendix D (ref: 6036) dated February 2015; Monitoring Plans 6036-303, 308, Addendum to Structural Engineer's Report Appendix E dated February 2015; Letter from Michael Barclay Partnership of 9th March 2015 (ref: 6036AJB); Ground Investigation Report by Ground Engineering (ref: C13361A) dated February 2015; Geotechnical Interpretive Report for 4 Upper Terrace by Geotechnical Consulting Group dated April 2013; Draft Construction Management Plan by Charlton Brown Architects (ref: 1249) Rev 1 dated October 2014; Archaeological Desktop Assessment May 2014 (Revised October 2014); Planning Statement October 2014; Design and Access Statement October 2014 and Heritage Statement October 2014; SK_281116.

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

Informative(s):

- 1 The proposed amendments seeks to alter the previously approved scheme by relocating and reducing the number of rooflights upon the roof, rearranging the garage layout, alterations to the design of the garage door and the increase in the depth of the proposed southern basement by 0.24m. The amendments are considered minor and would not materially alter the appearance or amenity impact of the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 14/10/2016 under planning permission ref 2015/2704/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the proposed development in terms of appearance and impact upon neighbouring amenity. It is considered that the changes are relatively minor in the context of the approved scheme and therefore can be regarded as a non-material amendment.

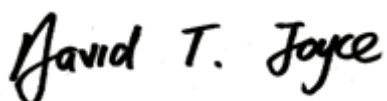
- 2 This approval under Section 96A of the 1990 Act effectively varying the relevant

condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

- 3 You are advised that this decision relates only to the changes set out in the highlighted on the plans and/or set out in the description and submitted schedule of planning drawing changes and shall only be read in the context of the substantive permission granted on 14/08/2015 under reference number 2014/6987/P and is bound by all the conditions and legal 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

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