

Mr Graeme Williamson
Nord London Ltd
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5 Durham Yard
Teesdale St
London
E2 6QF

Application Ref: **2018/2589/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

11 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
14 St Mark's Crescent
London
NW1 7TS

Proposal: Alterations to rear sliding doors, railings, side window and front lightwell door as amendments to 'erection of single storey rear extension at lower ground floor level with terrace above; front extension at lower ground floor level and alterations to fenestration; and erection of single storey side lean-to extension' approved on 20/07/2016 under reference 2016/1637/P.

Drawing Nos: Superseded drawings: L(00)01, L(00)02, L(00)11A, L(00)13,
Amended drawings: L(00)01A, L(00)02A, L(00)11B, L(00)13A

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 2016/1637/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: L(00)00, L(00)01A, L(00)02A, L(00)11B, L(00)12,



L(00)13A, L(00)14A, L(00)15, L(00)16A, L(00)17, Arboricultural impact analysis dated 21.06.16, Arboricultural method statement dated 21.06.2016.

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

Informative(s):

1 Reason for granting permission

The proposed amendments to the previously approved development are considered to be acceptable given that the size, location and overall design of the works reflect that which was originally granted approval.

The amendments involve the installation of 5 pane bi-folding doors as opposed to the 3 pane sliding doors previously approved. The doors would be within the same aperture as previously approved and the visual impact would be limited. Likewise, the replacement of the previously proposed steel railings with timber and steel composite railings would be a minor change and the new doors to the front lightwell would be a similar size and design as previously approved. The proposed replacement sash window to the side elevation would be replaced to match the existing window as opposed to the vent window previously proposed and therefore would constitute more of a minor change than previously approved.

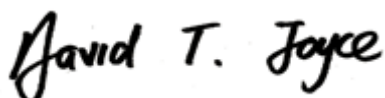
Overall, the amendments are minor and do not materially alter the design or amenity impact of the approved scheme.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposals have already been assessed by virtue of the previous permission granted on 20/07/2016 under reference 2016/1637/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 20/07/2016 under reference 2016/1637/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



David Joyce
Director of Regeneration and Planning

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