

Application Ref: **2018/1446/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

13 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
28 Willoughby Road
LONDON
NW3 1SA

Proposal: Alterations to fenestration of rear extension, front extension and rear elevation of property; reduction in footprint of porch infill extension and installation of rooflight to rear extension as an amendment to 2017/1222/P (dated for erection of rear extension at ground level to replace existing detached garage; erection of replacement roof extension; infill of front entrance canopy and replacement of all uPVC windows with timber framed windows

Drawing Nos: Additional: WMK A-101 (Rev P3); WMK A-102 (Rev P3); WMK A-501 (Rev P3); WMK A-502 (Rev P3); WMK A-601 (Rev P3)

Superseded: 1601 - P08; 1601 - P10; 1601 - P12; 1601 - P14

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 2017/1222/P granted on 20 July 2017, shall be replaced with the following conditions:



REPLACEMENT CONDITION 3

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

1601-P00; 1601-P01; 1601-P02; 1601-P03; 1601-P05; 1601-P06; 1601-P07; 1601-P09; 1601-P11; 1601-P13; 1601_DAS; WMK A-101 (Rev P3); WMK A-102 (Rev P3); WMK A-501 (Rev P3); WMK A-502 (Rev P3); WMK A-601 (Rev P3); Basement Impact Screening Report (dated 17.02.17, prepared by Price & Myers); Arboricultural Appraisal Report prepared by MWA Arboriculture (dated 16/02/2017); Tree Constraints Plan prepared by MWA Arboriculture (dated 16/02/2017)

Informative(s):

1 Reason for granting approval

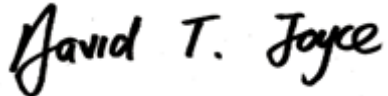
It is proposed to make various alterations to the fenestration including the installation of a new rooflight on the rear extension and replacing the glazed full height sliding doors facing the internal courtyard with a fixed pane window and single glazed door. The alterations will not be visible in views other than from within the application site and as such will not impact on the appearance of the property and are considered acceptable. It is proposed to narrow the width of the ground floor rear clerestory window to accommodate a boiler flue and also reduce the size of the glazed doors on the front elevation of the roof extension. Though perceptible in public views from the front and rear, these alterations are not considered to have a material impact on the appearance of the property and are acceptable. It is proposed to reduce the footprint of the front porch extension by a negligible amount that would not alter how it is read from the street and is therefore acceptable.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 20/07/2017 under ref. 2017/1222/P. 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 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 installation of rooflight; alterations to fenestration of rear extension, rear elevation of host property and roof extension; and reduction in size of porch extension, and shall only be read in the context of the substantive permission granted on 20/07/2017 under ref no. 2017/1222/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

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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