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ME16 9NH

Application Ref: **2018/1664/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

25 June 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**62 Frognal**  
**NW3 6XG**

Proposal: Variation to planning permission dated 16/05/2006 ref 2006/0918/P (for Remodelling of dwelling house, including erection of two-storey plus basement and attic side extension, erection of single storey rear extension, and alterations to front facade and roof including front, side and rear dormer windows, plus installation of front garden car deck access to basement garage and of rear garden roof lights to basement room), namely to regularise addition of small basement store extension at rear left hand corner.

Drawing Nos: Superseded plans- 150-110A, 111A.

Proposed plans- As built-basement floor level dated Mar 10- ref 150; as built-ground floor plan dated Mar 10- ref 150; detailed-longitudinal secs dated June 10- ref 150-P03; planning statement 26.3.18 by Judd architecture ltd.

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



Informative(s):

1 Reason for granting approval-

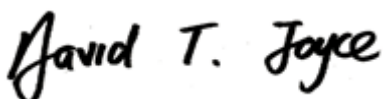
The proposed scheme is a variation to the previous approved scheme for remodelling the house and excavating a new basement floor, as the owner seeks to regularise in retrospect the addition of a basement store room at the rear left hand corner of the house. This was added to the new basement floor as part of the overall implementation of the approved works started in Feb 2008, thus it is over 10 years old and immune from enforcement action. The store is totally underground and accommodates plant and equipment for the pool, thus has no impact on the character and appearance of the house, street and conservation area. The 8sqm sized room is small in relation to the whole basement area of over 210sqm and its location within the inset uphill corner of the approved basement floor, under the entire house footprint, means that it would have had no material impact on hydrology and land stability. Its location here is such that there is no impact on neighbours' tree roots and amenity. The current use of the approved basement carpark area as a swimming pool and spa has also no impact on the use, appearance or car parking provision of the house.

The full impact of the scheme has already been assessed by virtue of the previous permission granted on 16/05/2006 ref 2006/0918/P. In the context of the permitted scheme, it is considered that the amendment does not have any material effect on the approved development in terms of its appearance and environmental 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 changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 16/05/2006 ref 2006/0918/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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