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NW3 5BH

Application Ref: **2018/1088/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

3 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
**Land to rear of 100a & 102 Fellows Road
Kings College Road
London
NW3 3JH**

Proposal: Amendments to the internal layout for the erection of a two storey (plus basement) single family dwellinghouse allowed at appeal (ref. APP/X5210/W/14/3000546) on the 28/04/2015 following the refusal of planning application 2014/0586/P dated 14/07/2014 (no external changes proposed)

Drawing Nos: Superseded plans: 01 Rev 3; 2a Rev 3; 2b Rev 3; 03 Rev 3; 04 Rev 3; 05 Rev 3; 06 Rev 3; 07 Rev 3; 08 Rev 3; 09 Rev 3; 10 Rev 3; 11 Rev 3; 12 Rev 3; 13 Rev 3; 14a Rev 3; 14b Rev 3; 15 Rev 3).

Approved plans: (Prefix: 1534_L_): 001, 002, 121-REV-H, 122-REV-G, 123-REV-G, 124-REV-E, 130-REV-D, 131-REV B, 132-REV B, 133-REV-D, 134-REV B, 141-REV-G, 147-REV-D

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 2014/0586/P allowed at appeal (ref. APP/X5210/W/14/3000546) dated 31/03/2015,



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-

(Prefix: 1534_L_): 001, 002, 121-REV-H, 122-REV-G, 123-REV-G, 124-REV-E, 130-REV-D, 131-REV C, 132-REV C, 133-REV-D, 134-REV D, 141-REV-G, 147-REV-D; Appendix 1 - Design and Access Statement; Appendix 3 - Lifetime Homes. Appendix 4 - Code for Sustainable Homes. Appendix 5 - Daylight Assessment. Appendix 6 - Basement Impact Assessment. Appendix 7 - Tree Survey. Appendix 8 - Waste Storage and Collection. Appendix 9 - Construction Management Plan. Appendix 10 - Planning Obligations.

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

Informative(s):

- 1 The proposed changes would not include any external alterations to the approved scheme. All changes would be internal and visible from inside the proposed dwelling only. The omission of the sub-basement half level and rationalisation of the piling lines/party walls would not represent a material change and are necessary in order to implement the permission. All development would remain within the redline of the site and the envelope of the approved dwelling would not be increased (actually subject to a minor reduction by volume). The reduction to the width of the internal light well and swapping of living areas between floors would remain policy compliant in terms of residential standards. The proposed internal changes to layout are therefore acceptable.

In light of the above, officers consider that in the context of the overall allowed scheme, the amendments would not have any material effect on the approved development. No comments were received in relation to the proposed amendment. The planning history of the site was duly considered when forming this decision.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and shall only be read in the context of the substantive of planning permission 2014/0586/P allowed at appeal (ref. APP/X5210/W/14/3000546) dated 31/03/2015 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

Executive Director Supporting Communities

David T. Joyce

David Joyce
Director of Regeneration and Planning

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