

Mr John Muir
4D Studio
Bedford House,
Fulham Green
69-79 Fulham High Street
SW6 3JW

Application Ref: **2018/2017/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

18 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Flat 2
7 Woodchurch Road
London
NW6 3PL

Proposal: Variation of condition 3 of 2016/7105/P granted on 01/02/2017 for 'Erection of full width lower ground floor rear extension, part width ground floor rear extension and associated landscape works including excavation of rear garden to accommodate patio and installation of replacement access stairs from ground floor to garden level at rear'. The amendments are namely extending the height of the party wall and the width of the extension.

Drawing Nos: 4D_1614_LOC, Design and Access Statement, 4D_1614_AP001B, 4D_1614_AP002B, 4D_1614_AP010A and 4D_1614_AP021B.

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

REPLACEMENT CONDITION 3

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

4D_1614_LOC, Design and Access Statement, 4D_1614_AP001B,



4D_1614_AP002B, 4D_1614_AP010A and 4D_1614_AP021B.

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

Informative(s):

1 Reasons for granting planning permission:

The proposal features a very minor increase in the width of the lower ground floor extension by 257mm. The amendment is proposed now that the applicant has resolved party wall issues (which are not a planning matter). The proposed increase is so minor that it would not be noticeable to the neighbouring properties in amenity terms, nor would there be a noticeable difference in terms of design.

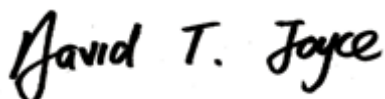
Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with Camden Local Plan policies A1, D1 and D2.

2 You are advised that this decision relates only to replacement condition 3 and shall only be read in the context of the substantive permission granted on 22/02/2017 under reference number 2016/7105/P 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



David Joyce
Director of Regeneration and Planning

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.