

Ms Lucy Arrowsmith
Clive Chapman Architects
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Twickenham
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Application Ref: **2017/4294/P**
Please ask for: **Charles Thuair**
Telephone: 020 7974 **5867**

24 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Heath House
North End Way
London
NW3 7ET

Proposal: Amendments to planning permission dated 19/01/2009 ref 2008/0661/P (for Demolition of garage block and erection of new west side wing including double garage; erection of rear ground floor conservatory extension; remodelling of roofs and various external alterations), as further amended by a Non-Material Amendment dated 05/11/2012 ref 2012/5432/P (to add new condition 11), namely to allow various external and internal alterations to building, external alterations to rear garden levels and elevations, new openings in new wing and main building, changes in fenestration, changes in rooflights and roof features to new wing, and omission of the previously approved winter garden and basement.

Drawing Nos: Superseded plans- 1017/AP 01E, 02E, 03D, 04, 05, 06B, 07B, 08B, 09B, 10B, 13;

Proposed plans- Design and Access Statement by Clive Chapman architects dated Dec 2017, Heritage Statement by AHP dated July 2017; Structural report by GHP dated June 2013 rev A; 12221/TF01 (annotated 'Remedial works agreed 20/08/13'); Underpinning plan 12221A/IP1; site plan 1017/OS 01A; existing plans 17195A 1 -1(R1), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12; proposed plans HH-1017/AP 01L, 02M, 03L, 04E, 06K, 07K, 08G, 09F, 10F, 13B, SK110



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.11 of planning permission 2008/0661/P (as amended by Non-Material Amendment ref 2012/5432/P) shall be replaced with the following condition:

REPLACEMENT CONDITION 11

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

Design and Access Statement by Clive Chapman architects dated Dec 2017, Heritage Statement by AHP dated July 2017; Structural report by GHP dated June 2013 rev A; 12221/TF01 (annotated 'Remedial works agreed 20/08/13'); Underpinning plan 12221A/IP1; site plan 1017/OS 01A; existing plans 17195A 1 - 1(R1), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12; proposed plans HH-1017/AP 01L, 02M, 03L, 04E, 06K, 07K, 08G, 09F, 10F, 13B, SK110; 1017/OS-01A; S01; S02; S03; S04; S06; S07; S08; S09; S10; S13; S14; Arboricultural Report (ArbTech Consulting Ltd) and associated plans; 7181.30.06, 20.05, 29.05; Landscape Strategy statement July 2008; EcoHomes Design Stage Pre Assessment dated 15.1.08; Preliminary Energy Study dated 15.1.08; letter from Southfacing dated 4.7.08; photomontage x 1; 1017/MOL01, 02.

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

Informative(s):

1 Reason for granting approval-

The proposal involves a number of minor variations to all the elevations and floorplans of the approved scheme for remodelling and extending the listed house. These include new windows and doors, new rooflights, replacement of windows by doors plus french doors on the south elevation at lower ground level; changes to the roof balustrades and lift overrun; omission of approved basement room and upper ground floor winter garden; and excavation of the rear garden to slope down and allow direct access from lower ground floor rooms. Internally there are various changed and new openings and partitions, plus underpinning of walls with shallow footings and a lowered floor level by 200mm to improve the house's stability and headroom.

The changes are considered to be individually and cumulatively relatively minor in the context of the whole approved house. The external changes to fenestration mainly only affect the rear elevation which is not visible in the public realm. The loss of the approved basement excavation and rear conservatory are acceptable and do not affect the overall form and use of the large house as approved. The underpinning and slight lowering of lower ground floor level, no deeper than foundations, are minimal works that will not affect local land stability or the listed structure. Overall the changes will not make a material difference to the character and appearance of the remodelled and enlarged host building as approved or the

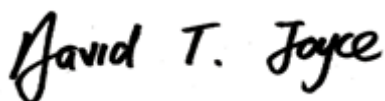
character of the surrounding conservation area and streetscape due to the high boundary wall and trees obscuring long views.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 19/01/2009 ref 2008/0661/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 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 19/01/2009 ref 2008/0661/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

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