

Ms Simoni Devetzi  
Design West Planning Ltd  
15 Emerson Apartments  
Chadwell Lane  
London  
N8 7RF

Application Ref: **2018/2651/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

31 July 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**82 Compayne Gardens**  
**London**  
**NW6 3RU**

Proposal: Alterations to approved front and side fenestration including access alterations to two flats within rear extension and internal reconfiguration of approved residential units, all as non-material amendments to planning permission reference 2017/4519/P dated 27/04/17 (Basement excavation works to create 3 x 2 bed residential units (C3) at lower ground floor level with associated lightwells to the front and side; restoration of architectural detailing on all elevations; retention and alterations to 11 existing residential units including addition of mezzanines to all first floor studio flats (C3); enlargement of existing crown roof and installation of rear dormer to create 1 x 2 bed residential unit (C3) at third floor level and reinstatement of turret to front with associated roof terrace).

Drawing Nos: Superseded: P 22, P 18, P 16, P 11, P 10 Rev 1, P 09 Rev 1, P 08, P06,  
P 07, P 05, P 04 Rev 2, P 12 Rev 1, P 03 Rev 1

Plans for approval: P 03 Rev A, P 04 Rev A, P 05 Rev A, P 06 Rev A, P 07 Rev A, P 08  
Rev A, P 09 Rev A, P 10 Rev A, P 12 Rev A, P 16 Rev A, P 18 Rev A, P 20 Rev A, P 22  
Rev A

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 2017/4519/P shall be replaced with the following condition:

### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: P 24, P 23, P 22 Rev A, P 21, P 19, P 18, P 17, P 16 Rev A, P 15, P 14, P 13, P 11, P 10 Rev 1, P 09 Rev A, P 08 Rev A, P06 Rev A, P 07 Rev A, P 05 Rev A, P 04 Rev A, P 02, P 01, P 10 Rev A, P 12 Rev A, P 25 Rev 1, P 03 Rev A, P20 Rev A GHA Trees Arboricultural and Planning Integration Report dated 08/08/2017, Jomas Basement Impact Assessment dated 08/08/2017, Design and Access Statement dated August 2017.

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

#### Informative(s):

##### 1 Reason for granting approval

The proposed external alterations include the re-arrangement of the approved side fenestration including the installation of one additional window on the east elevation and four new windows on the west elevation of the main building, with three small windows added to the west elevation of the approved rear extension. The proposed changes also include minor alterations to the access to the two flats in the approved rear extension and the replacement of some of the approved casement windows on the east and west elevations, with timber sash fittings.

Furthermore, whilst some minor alterations are also proposed to the internal layout of the residential units at the site, they would not significantly alter the floor areas of the approved units and are considered acceptable.

Overall, the proposed alterations would not have a significant impact on the character and appearance of the host dwelling and are considered acceptable as non-material amendments.

The proposed alterations would increase the number of side facing windows on the west and eastern elevations of the host building, however; they would share the same outlook as the existing side windows at the site and would not exacerbate current levels of overlooking as result.

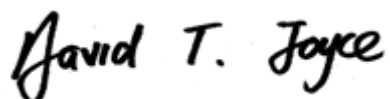
The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 2017/4519/P dated 27/04/17. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

##### 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted

under reference number 2017/4519/P dated 27/04/17 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

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

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