

Mr Damian Maguire
Sacks Maguire Architects
155A Regents Park Road
London
NW1 8BB

Application Ref: **2018/4074/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

20 September 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
28 Perrin's Walk
London
NW3 6TH

Proposal: Alterations to first floor rear balustrade, to increase its depth from 450mm to 600mm, as an amendment to planning permission ref 2015/4110/P dated 27/11/2015 for 'Alterations at first floor level namely glazed roofing to rear courtyard including motorised retractable parts and installation of glazed acoustic screens along side elevation'.

Drawing Nos:
Superseded plans: PA 004 issue .z
Amended plans: PA 004 issue 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 2015/4110/P dated 27/11/2015 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: 010, PA 001 issue .z2, PA 002 issue .z, PA 003 issue .z, PA 004 issue Rev A.

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

Informative(s):

- 1 The proposed amendment is to increase the depth by 150mm of the first floor rear balustrade so that it projects 600mm from the rear elevation of the property instead of 450mm as approved. This is to ensure the space is practicable for cleaning and maintenance purposes. The depth would not allow for additional amenity space and would not create any additional overlooking nor harm the design of the overall scheme.

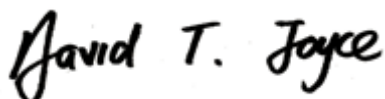
The proposed amendment is considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as a non-material amendment to the original proposal.

The full impact of the proposed development has already been assessed by virtue of the original approval Ref: 2015/4110/P dated 27/11/2015. 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.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted dated 27/11/2015 ref 2015/4110/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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