

Ms Haji-Ismael  
Zenab Haji-Ismael  
c/o KSR Architects  
14 Greenland Street  
London  
NW1 0ND

Application Ref: **2018/4226/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

24 September 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**The Water House**  
**Millfield Lane**  
**London**  
**N6 6HQ**

Proposal: Alterations to internal layout, rear and side elevations, and roofs of front wing and side extension, all as amendments to planning permission ref 2017/3692/P dated 13/04/18 (for Erection of a various extensions, facade and roof alterations to main house, side extension to outbuilding, pergola carport and landscaping works)

Drawing Nos:

Superseded plans- P000, 001C, 003A, 004B, 100C, 110D, 190D, 191, 200B, 201, 300C, 301B, 302B, 8-000B, 001B, 060D

Approved plans- P000A, 001D, 003A, 004C, 100D, 110D, 190E, 191B, 200C, 201B, 202A, 300D, 301C, 302C, 8-000C, 001C, 060E

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 2017/3692/P 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-  
Drawings (all prefix 17007)- X000, X100, X110, X130, X200, X201, X300, X301, P000A, 001D, 003A, 004C, 100D, 110D, 190E, 191B, 200C, 201B, 202A, 300D, 301C, 302C, 8-000C, 001C, 060E, SK-P01, P03; Planning Statement dated June 2017 by Z Brunel; Statement of Community Involvement revised July 2017 by SM Planning; Design & Access Statement revised August 2017 by KSR Architects; Acoustic Report ref 170522-R001B dated August 2017 by ACA Acoustics; Construction Management Plan proforma v.2.2 updated 12/02/2018 by Cannon Consulting Engineers; 800 Group Construction Management Plan ref CCE/V321/CMP-02 dated December 2017 by Cannon Consulting Engineers; Preliminary Ecological Appraisal dated June 2017 by MKA Ecology; Nocturnal Bat Survey dated June 2017 by MKA Ecology; Arboricultural Impact Assessment report ref UKE/WHS/AIA/01c dated 15.12.17 by Landmark Trees; drainage plan 26028-SKD600 P1 by Price and Myers; Landscape design precedents dated 26.6.17 by Bowles and Wyer; landscape plans 2318-13-01A, 2318-11-01A; letter dated 2.3.18 by SMPlanning; Arboricultural Opinion report dated 23.2.18 by Treework Environmental Practice; Structural Assessment report dated January 2018 by James Frith Ltd.

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

#### Informative(s):

##### 1 Reason for granting approval-

The amendments comprise a series of very minor changes to the elevations and roof of the approved house, as a result of internal changes to the layout including retaining the existing swimming pool in the front wing. These variations include a chamfered rear corner, new garden steps to rear, 2 rooflights to side extension, new secondary security gate to side, a flat roof similar to the existing one on the front wing, and some side and rear windows and doors omitted.

The changes do not affect the front elevation and the roof of the front wing will actually reduce the bulk of the approved pitched roof form. Overall these amendments are relatively marginal and will not make any material difference to the appearance of the host building. Due to the high boundaries and trees obscuring long views, they will also not affect the character of the surrounding conservation area and streetscenes to front and rear.

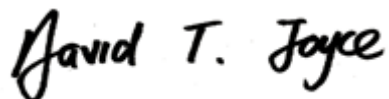
The full impact of the scheme has already been assessed by virtue of the previous approval granted on 13.4.18 ref 2017/3692/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour 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 13.4.18 ref 2017/3692/P and is bound by all the conditions 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

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