

Mr William Kumar
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London
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Application Ref: **2018/4307/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

23 October 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**1 Fitzroy Road
London
NW1 8TU**

Proposal: Amendments to the rear extension parapet height as granted under application reference number 2016/3597/P dated 08/11/2018 for amalgamation of two residential units (Class C3), demolition and replacement of existing side extension with a new side/rear extension, extension of lower ground floor and provision of a basement level with rear lightwell and associated alterations and landscaping. (Amended Description).

Drawing Nos: Superseded plans: 312_302_B; 312_301_B.

Proposed plans: 312_SK_180717_020_A; 312_SK_180717_030_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 purpose of this decision, condition 2 of permission 2016/3597/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:

312_001; 312_002; 312_003; 312_004; 312_005; 312_006; 312_020; 312_021; 312_022; 312_030; 312_031; 312_032; 312_100_A; 312_101_B; 312_102_B; 312_103_B; 312_104_B; 312_105_B; 312_200_A; 312_201_A; 312_202_A; 312_SK_180717_020_A; 312_302_C; 312_SK_180717_030_A; 312_301_C; 312_300_B; 312_400; 312_401; 312_402; 312_403; 312_404; 312_SK_160826_001; 312_SK_160826_003; 312_SK_160826_004; Design and Access Statement Parts 1 to 5; Planning Statement Parts 1 & 2; Tree Survey & Assessment; Heritage Statement; Desk Study & Ground Investigation Report; Construction Traffic Management Plan; Transport Note; Supporting Information: Campbell Reith - Basement Impact Assessment Audit - 1 Fitzroy Road - October 2016

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

Informative(s):

1 Reasons for granting permission:

The previous permission was granted under 2016/3597/P dated 08/11/2018.

The proposed amendment seeks to increase the height of the rear extension's parapet upstand by approx. 0.165m. Overall, the proposed amendment would retain the same height of the rear extension granted under the parent planning application.

The slight increase in height of the parapet brickwork would add more solidity of the rear extension which responds positively to the existing building rear elevation. Due to its small addition, the proposed amendment would be considered to preserve the appearance of the building and the extension being granted under the parent planning application.

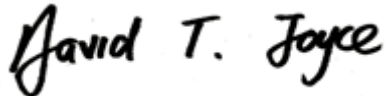
Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new design or amenity 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 set out in the description above, and shall only be read in the context of the parent planning application ref no 2016/3597/P dated 08/11/2018.

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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