

Mr Neil Kahawatte
Neil Kahawatte Architects
Unit 310 4 Fortess Road
NW5 2ES
London

Application Ref: **2018/2124/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

27 November 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Flat 2nd and 3rd Floor
9 Rona Road
London
NW3 2HY

Proposal: Installation of rear rooflight, increase in height of second floor roof extension and alterations to front and rear dormer design, as non-material amendments to planning permission 2017/3772/P dated 02/11/2017 (External alterations including replacement and enlargement of existing front and rear dormer windows and second floor rear extension to existing flat (Class C3).

Drawing Nos: Superseded: 1707_A007, 1707_A006_A, 1707_A005_B, 1707_A004_A,
1707_A003_A

Plans for approval: 1707_A007_C, 1707_A006_C, 1707_A005_D, 1707_A004_C,
1707_A003_C

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
2017/3772/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: Site location plan, 1707_A007_C, 1707_A006_C, 1707_A005_D, 1707_A004_C, 1707_A003_C, 1707_A002, 1707_E007, 1707_E005, 1707_E006, 1707_E002, 1707_E003, 1707_E004, Design and Access Statement.

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

Informative(s):

1 Reason for granting approval

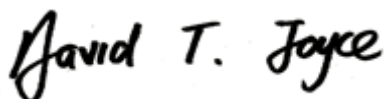
The increase in height of the approved second floor rear extension by 300mm, reduction in width of the approved rear dormer by 400mm and replacement of zinc as the cladding material for the front and rear dormers with slate to match the existing roof, are considered to represent minor alterations that would not have a significant impact on the appearance of the host building or the character of the surrounding area. Furthermore, the minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 2017/3772/P dated 02/11/2017. 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 described above and shall only be read in the context of the substantive permission granted 2017/3772/P dated 02/11/2017 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



David Joyce
Director of Regeneration and Planning

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