

Mr George Smith
DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Application Ref: **2018/5145/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

20 December 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
**41 Frognal
London
NW3 6YD**

Proposal: Amendments to north elevation, replacing a 1st floor window by an enlarged ground floor window, as an amendment to planning permission ref 2017/5234/P dated 07/08/2018 (for Variation of condition 3 of planning permission ref 2016/4558/P dated 17/05/2017 for Partial demolition and new build behind retained façade comprising a lower ground floor extension; ground, first and second floor extensions to the front, side and rear; first and second floor rear terraces to provide a 7-bedroom single dwellinghouse)

Drawing Nos: Superseded- P312E
Proposed- P312F, Proposed window amendments dated September 2018 by ksr architects

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 2017/5234/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- (Prefix 14044-) P001; X100; X110; 315; 316; 317; 318; P090E; P100E; P101E; P110F; P120E; P130F; P202E; P310E; P311G; P312F; P313E; P404; P800; P801; MMA application document dated September 2017 by KSR architects.

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

Informative(s):

1 Reason for granting approval-

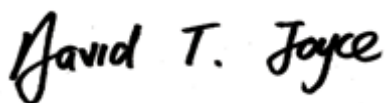
The alteration involves relocating one window on the north elevation from the first floor to the ground floor further to the rear and increasing its size from 1.4m² to 2.7m². Given its new secluded position at ground floor in the rear garden and hidden behind a boundary fence, the proposed window would not have any material impact on the overall elevational appearance of the house nor on the character of the conservation area. It would not result in any overlooking and indeed it would actually enhance the amenity impact on neighbours.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2017/5234/P dated 07/08/2018. In the context of the permitted scheme, it is considered that the amendments 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 ref 2017/5234/P dated 07/08/2018 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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