

Mr Lorenzo Calzavara
LRS London Ltd
9 Burroughs Gardens
London
NW4 4AU

Application Ref: **2018/5643/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

10 January 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
114 Prince of Wales Road
London
NW5 3NE

Proposal: Alterations to fenestration and unit layouts as an amendment to planning permission ref. 2015/7293/P (dated 08/02/2018) for Erection of a replacement single storey rear ground floor extension and a new rear basement floor extension with associated rear lightwell, roof terrace and rear door replacing existing window

Drawing Nos: Additional: PRWLS-E501; PRWLS-P500 (Rev A); PRWLS-P501; PRWLS-L501; PRWLS-P502; PRWLS-P503 (Rev A); PRWLS-P504 (Rev A); PRWLS-S501 (Rev A); PRWLS-S502 (Rev A); PRWLS-S503

Superseded: PRWLS-P101; PRWLS-P100; PRWLS-P102; PRWLS-P103; PRWLS-L001; PRWLS-P104; PRWLS-S101; PRWLS-S102; PRWLS-E101; PRWLS-S103;

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 2015/7293/P (dated 8/2/18) 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- PRWLS-L101; PRWLS-E001; PRWLS-P000; PRWLS-P001; PRWLS-S104; PRWLS-P002; PRWLS-P003; PRWLS-P004; PRWLS-L000; PRWLS- L001 PRWLS-S001; PRWLS-S002; PRWLS-E501; PRWLS-P500 (Rev A); PRWLS-P501; PRWLS-L501; PRWLS-P502; PRWLS-P503 (Rev A); PRWLS-P504 (Rev A); PRWLS-S501 (Rev A); PRWLS-S502 (Rev A); PRWLS-S503; Basement Impact Assessment Report ref: LCAL 3303 (prepared by Ashton Bennett; dated August 2017); Structural Method Statement (prepared by Price & Myers; dated July 2017); Existing and Proposed Drainage Plan (dated March 2017); Letter (undated) from Ashton Bennett to Campbell Reith regarding outstanding queries; Planning and Heritage Statement (dated December 2015)

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

Informative(s):

1 Reason for granting approval-

It is proposed to make various alterations to the fenestration including the inclusion of Georgian style glazing bars on the front and rear timber sash windows, which would improve the appearance of the building as they would correspond with the window style evident on neighbouring properties. It is proposed to double glaze rather than single glaze the rear ground floor level door. Given the style, colour and material would remain the same, there would be no material change to its appearance. Internally, minor changes are proposed to the layouts of the units; however, they would remain acceptable in terms of residential standards.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 8/2/2018 under ref. 2015/7293/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 changes to the fenestration and internal layouts and shall only be read in the context of the substantive permission granted on 8/2/18 under reference number 2015/7293/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

David T. Joyce

David Joyce
Director of Regeneration and Planning

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.