

Mr Tristan Wigfall
Alma-nac Ltd
Unit 11 Waterloo Court
10 Theed Street
LONDON
SE1 8ST

Application Ref: **2018/6304/P**
Please ask for:
Nora-Andreea Constantinescu
Telephone: 020 7974 **5758**

22 January 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
35 Pilgrim's Lane
London
NW3 1SS

Proposal: Amendments to development description as granted under reference 2018/1078/P dated 24/07/2018 to be read as External alterations to existing dwelling (C3) including partial demolition and erection of three storey side extension with associated first floor roof terrace, installation of front and rear dormer windows and rear rooflights, excavation works to enlarge existing lower ground floor level, installation of cantilever balcony at ground floor level, re-landscaping of front and rear garden areas and alterations to front boundary wall; and new demolition drawings.

Drawing Nos: Plans for approval: Demolition drawings P04 Rev 04; P05 Rev 04; P06 Rev 05; Letter from Constant engineers Dated 4/12/2018; Brickwork method statement from Alma-Nac Architects dated 02/01/2019.

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 3 of planning permission 2018/1078/P dated 24/07/2018 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 and documents:

P01 Rev 0301; P02 Rev 0301; P03 Rev 0301; P04 Rev 0301; P05 Rev 0301; P06 Rev 0301; P07 Rev 0301; P08 Rev 0301; P09 Rev 0301; P10 Rev 0302; P11 Rev 0302; P12 Rev 03; P.12 Rev 03; Heritage Statement; Design and Access Statement parts 1 to 5; Basement Impact Assessment 17363 Rev A February 2018; Ground Investigation & Assessment February 2018 & Appendices; P04 Rev 04; P05 Rev 04; P06 Rev 05; Letter from Constant engineers Dated 4/12/2018; Brickwork method statement from Alma-Nac Architects dated 02/01/2019.

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

Informative(s):

1 Reasons for granting permission:

Planning permission was granted (subject to a s106 legal agreement) on 24/07/2018 under reference number 2018/1078/P for "External alterations to existing dwelling (C3) including demolition of side extension and erection of three storey side extension with associated first floor roof terrace, installation of front and rear dormer windows and rear rooflights, excavation works to enlarge existing lower ground floor level, installation of cantilever balcony at ground floor level, re-landscaping of front and rear garden areas and alterations to front boundary wall."

The current non-material amendment application seeks to make a minor alteration to the wording of the development description of the application approved under reference. 2018/1078/P so that it would read as:

"External alterations to existing dwelling (C3) including partial demolition and erection of three storey side extension with associated first floor roof terrace, installation of front and rear dormer windows and rear rooflights, excavation works to enlarge existing lower ground floor level, installation of cantilever balcony at ground floor level, re-landscaping of front and rear garden areas and alterations to front boundary wall; and new demolition drawings".

The proposed amendment has been necessitated by the need to demolish the whole of the rear wall of the host building, along with the demolition works already approved to the side extension and at lower ground floor level. This is to ensure the works can be carried out as safely as possible. This option is considered preferable to the alternative option of supporting the remaining 23sqm section of rear wall with lateral and vertical support structures. Revised demolition plans have been submitted accordingly to include the additional demolition works. The rear wall of the host building would be deconstructed brick by brick with hand tools and would be re-built using the same bricks and mortar bond.

The proposal does not include any changes to the size, scale and design of the

approved scheme and does not raise any new issues with regard to the impact of the development on neighbouring amenity.

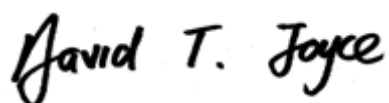
Two objections were received prior to making this decision which are duly addressed in a separate consultation summary.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2018/1078/P dated 24/07/2018. 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 alterations to the previously approved demolition and shall only be read in the context of the substantive permission granted on 24/07/2018 under planning application reference number 2018/1078/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 Joyce
Director of Regeneration and Planning

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