

AOC Architecture Ltd
24-28 Pritchard's Road
London
E2 9AP

Application Ref: **2018/5941/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

5 February 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
The Studio
North End Avenue
London
NW3 7HP

Proposal: Alterations to approved development including additional window and rooflight and relocation of PV panels as non- material amendments to permission 2018/1315/P dated 23/07/2018 (Demolition of existing two-storey dwelling and erection of a replacement two-storey 4 bed dwelling (Class C3)).

Drawing Nos:

Superseded: 207_GA_140 A, 207_GA_121 A

Plans for approval: 207_GA_140 C, 207_GA_121 D

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 2018/1315/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: 207_GA_001 A, 207_GA_002 A, 207_GA_020 A, 207_GA_021, 207_GA_041, 207_GA_043, 207_GA_045, 207_GA_047, 207_GA_060 A, 207_GA_061, 207_GA_101, 207_GA_102 A, 207_GA_120 A, 207_GA_121 D, 207_GA_140 C, 207_GA_141 A, 207_GA_143 A, 207_GA_145, 207_GA_147, 207_GA_160 A, 207_GA_161 A, 207_GA_162, Tree protection plan 17-537-TPP, Tree Survey Report Rev A dated Feb 2018, Ecological Appraisal dated 09/07/2018, CgMs Archaeological Assessment dated February 2018, AOC Design and Access Statement dated March 2018, Planning and Heritage Statement dated March 2018, Photographic Survey dated March 2018, Abbey Consultants energy demand statement dated March 2018.

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

Informative(s):

1 Reason for granting approval

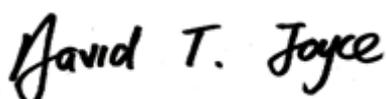
The installation of two additional small windows on the approved front elevation, re-positioning of the approved PV panels and installation of one additional rooflight are all considered to represent minor alterations that would not have a significant impact on the appearance of the approved development or the character of the surrounding conservation 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 under permission reference 2018/1315/P dated 23/07/2018. 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 the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 2018/1315/P dated 23/07/2018 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



Executive Director Supporting Communities

2018/5941/P

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.