

Mr James Owen
Fieldwork Architects
8 Wingfield Road
London
E179NP

Application Ref: **2019/0706/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974 **4607**

26 February 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
11 A Parkhill Road
London
NW3 2YH

Proposal: Non-material amendment to planning permission 2018/3365/P dated 11/12/2018 for 'Erection of a single storey front/rear extension at lower ground floor involving the lowering of the existing floor level, creation of front lightwell and alterations to front access steps. Alterations to rear/front fenestration. Removal of existing external rear staircase and extension of existing rear terrace at ground floor and installation of a replacement balustrade. Alterations to front landscaping and replacement bin store' approved; namely:

Alterations to front lightwell and retention of part of rear fenestration.

Drawing Nos:
Superseded: PL_ 004B Rev.P1; PL_ 005 Rev.P1 and PL_ 007 Rev.P1.
Proposed: PL_ 004A Rev.P2; PL_ 005 Rev.P2 and PL_ 007 Rev.P2.

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



2018/3365/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:

PL_000 Rev. P1; PL_001 Rev. P2; PL_002 Rev. P1; PL_003 Rev. P1; PL_004A Rev. P2; PL_005 Rev. P2; PL_006 Rev. P1; PL_007 Rev. P2; PL_008 Rev. P2; 2018 019/01; 2018 019/02; 2018 019/03; 2018 019/N; 2018 019/D1 and 2018 019/TWOI A.

Supporting Documents: Basement Impact Assessment (ref.LBH4530 Ver 1.1) by LBH Wembley Engineering dated November 2018; Basement Impact Assessment Audit (ref. 12985-13 Rev. F1) by Campbell Reith dated November 2018; Engineering design and construction statement by Howard Cavanna dated July 2018 and daylight report by BVP dated August 2018.

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would include the reduction in scale of the front lightwell and retaining the front entrance door and part of the rear fenestration at ground floor in their original locations.

As the alterations involve a reduction in scale of the front lightwell it will reduce its visual impact and the retention of existing fenestration it not considered to have a material impact on the character and appearance of the host property, streetscene or conservation area.

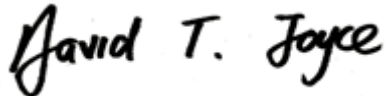
Given the siting of the changes it is not considered to have an impact on the amenity of neighbouring occupiers or the future occupiers given that the front bedroom at lower ground floor is still served by a front window.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11/12/2018 under reference number 2018/3365/P. In the context of the approved scheme, it is considered that the amendments would not have any further impact.

2 You are advised that this decision relates only to the alterations to the front lightwell and retention of existing fenestration at ground floor and shall only be read in the context of the substantive permission granted on 11/12/2018 under reference number 2018/3365/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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

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