

Mr Jochen Driessle  
Wilton Studio Ltd  
1 Pitwell Mews  
Hackney  
London  
E8 1FH

Application Ref: **2019/1974/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

16 May 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**45 Fitzroy Road**  
**London**  
**NW1 8TP**

Proposal: Non-material amendment (enlargement of 2x rear windows at upper ground floor level) of planning permission 2018/5633/P dated 26/02/2019 for the erection of rear extension at lower ground and upper ground levels to duplex flat

Drawing Nos:  
Superseded: FIT45/100revB, FIT45/110revA.

Replacement: FIT45/100revC, FIT45/110revB

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 2018/5633/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:



FIT45: 005; 080; 081; 082; 100C; 110B; 120B; 150; 151; 152; 153; Design and Access Statement. Tree Survey by Arbtech dated 05 February 2019.

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

Informative(s):

1 Reason for granting non-material amendment:

The proposed amendments are considered to not materially alter the previously approved scheme. The alterations would be to retain the alteration of 2x rear windows at upper floor level. As the works would involve a minor change in the window design to reflect the fenestration below, they are considered acceptable and non-material.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 26/02/2019 under planning permission ref: 2018/5633/P. 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 impact upon neighbouring amenity. It is considered that the changes are relatively minor in the context of the approved scheme and therefore can be regarded as a non-material amendment.

2 You are advised that this decision relates only to the alterations to the 2x rear windows at upper ground floor level and shall only be read in the context of the substantive permission granted on 26/02/2019 under reference number 2018/5633/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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