

Mr Richard Webb  
WEBB ARCHITECTS LIMITED  
7B Wellington Road  
London  
NW10 5LJ

Application Ref: **2019/1376/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 **3686**

29 May 2019

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**51 Pratt Street**  
**London**  
**NW1 0BJ**

Proposal: Amendment to roof extension fenestration as approved by planning permission  
2017/5151/P dated 04/12/2017 (Retrospective)

Drawing Nos:  
SUPERSEDED:  
12.29.03.11(C), 1229.03.12(-)

PROPOSED:  
12.29.03.11(D), 1229.03.12(E), 1229.01.14(G)

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  
2017/5151/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: 1229.01.00, 1229.01.01, 1229.01.02, 1229.01.05, 1229.03.01, 1229.01.11, 1229.01.12, 1229.01.13, 1229.02.01, 1229.02.02, 1229.03.02, 1229.03.12(E), 1229.01.14(G), 1229.01.15(D), 1229.02.11(D), 12.29.03.11(D), 1229.03.12(D)

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

Informative(s):

1 Reason for granting approval

The approved scheme consists of a mansard style roof extension with front facing roof terrace. This proposal seeks amendment to the front left roof extension window to form an additional terrace door, alongside the previously approved door. The rear right window would be re-sited slightly above the previously approved siting, and the fenestration details of the two rear windows would be amended to include a top opening section.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 04/12/2017 under ref 2017/5151/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 or impact on neighbour amenity. It is considered that the changes are minor in the context of the approved scheme and can be regarded as a non-material variation of the approved scheme

2 You are advised that this decision relates only to changes to fenestration labelled on the plans and shall only be read in the context of the substantive permission granted on 04/12/2017 under reference number 2017/5151/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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