

Mr George Smith
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2019/3397/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

23 July 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
22 Frognal Way
London
NW3 6XE

Proposal: Removal of timber louvers and installation of replacement full height glazing and glazed balustrade to ground floor north and east elevations, as an amendment to 'Demolition of existing dwelling house at 22 Frognal Way redevelopment to provide a single detached family dwelling house and all other necessary works' ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning permission ref: 2015/3530/P dated 18/03/2016, as amended by non-material amendment application ref: 2019/0564/P dated 17/07/2019.

Drawing Nos:
Superseded plans: FGW-P-301_Rev.A & FGW-P-304_Rev.A

Amended plans: FGW-P-301_Rev.B & FGW-P-304_Rev.B

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 permission granted ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning permission ref: 2015/3530/P dated 18/03/2016 (as amended by non-material



amendment application ref: 2019/0564/P dated 17/07/2019), 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:

KSR Architects Design and Access Statement (dated June 2015), Skelly and Couch Energy and Sustainability Report (dated June 2015), Heritage Collective Archaeological Desk Based Study (dated June 2015), Heritage Collective Heritage Statement (dated June 2015), Motion Draft CMP, Deloitte Daylight and Sunlight Report (dated June 2015), DP9 Planning Statement (dated June 2015), Motion Transport Statement (dated June 2015) and Price and Myers Basement Impact Assessment and Construction Method Statement (dated April 2015), Arboricultural Impact Assessment (dated June 2015), FGW-P-100_Rev.A received 29/03/2019, FGW-P-301_Rev.B, FGW-P-302_Rev.A received 12/03/2019, FGW-P-303_Rev.A received 12/03/2019 & FGW-P-304_Rev.B.

Informative(s):

1 Reasons for Granting Approval:

The proposed amendment is to remove the timber louvers covering the windows, and to install replacement full height glazing and glazed balustrade to the ground floor north and east elevations.

The removal of the timber louvers and installation of the full height glazing would increase the overall appearance of 'voids' to the building, though it would not cause harm to the character and appearance of the proposal, nor would it compromise the overall quality or architectural integrity of the scheme.

There would be no neighbouring amenity impacts as a result of the amendment.

The proposed amendment is considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as a non-material amendment to the original proposal.

The full impact of the proposed development has already been assessed by virtue of the original approval ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning permission ref: 2015/3530/P dated 18/03/2016, as amended by non-material amendment application ref: 2019/0564/P dated 17/07/2019. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact.

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 ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning permission ref: 2015/3530/P dated 18/03/2016 (as amended by non-material amendment application ref: 2019/0564/P dated 17/07/2019), and is bound by all the conditions and obligations 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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