

Mr Ed Shinton  
AtelierWest  
Suite 2, 26 Cadogan Square  
London  
SW1X 0JP

Application Ref: **2015/3202/P**  
Please ask for: **Zenab Haji-Ismail**  
Telephone: 020 7974 **3270**

10 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**13 St Augustine's Road**  
**London**  
**NW1 9RL**

Proposal: Increase in the size of basement (by 6sqm), removal of rear external staircase and introduction of a window at ground floor level to 'basement and single storey rear extension and two-storey side extension and dormer' approved under planning permission 2013/5715/P dated 04/12/2013.

Drawing Nos: Site location plan, 368/010, 368/011, 368/012

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 2013/5715/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: Site location plan, 368/010, 368/011, 368/012;



Basement Impact Assessment (including construction management plan) prepared by Croft Structural Engineers dated 04/09/2013; Tree report prepared by Tree Projects Ltd dated 23/09/2013

Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 06/01/2014 under reference number 2013/5715/P and is bound by all the conditions attached to that permission.
- 2 Reason for granting permission:

The proposed amendment to the approved basement extension, namely to increase it to the front corner beneath the existing dwelling house by 6 sqm and the removal of the rear external staircase to replace it with a window would not significantly alter the appearance of the host building. The nature of the proposed works is considered minor change in the context of an 87 sqm basement. The proposal to remove the staircase and replace it with a window at ground floor level is more in keeping with the host building. The proposals will have no impact on the amenity of adjoining occupiers in terms of loss of light outlook, enclosure or privacy. The amendment is of a minor nature and not visible from the public realm, and so also has no impact on the street scene or conservation area. The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 06/01/2015 under reference number 2013/5715/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development, or impact for nearby occupiers.

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



Ed Watson  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).