

Mr K Patel
Your Architect Ltd
Estoril
181 Uxbridge Road
Harrow
HA36TP

Application Ref: **2019/4073/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

13 August 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Flat Ground Floor
97 Priory Road
London
NW6 3NL

Proposal: Non-material amendments (increase in width of rear extension by 0.2m and replacement of windows) of planning permission 2019/0639/P dated 26/04/2019 for the erection of single storey rear extension with associated alterations and rear garden decking to ground floor flat.

Drawing Nos: Revised: 18_044: P0B; P1B; P2B; P3B; P4B; P5B; P6B.

Superseded: 18_044: P1B; P2B; P3B; P4B; P5B; P6B.

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 2019/0639/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:



18_044: S0; S1; S2; S3; S4; S5; S6; P0B; P1B; P2B; P3B; P4B; P5B; P6B.

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 involve the increase in the width of the extension by 0.2m and the replacement of the existing front timber sash windows with double glazed matching replacements. As the works involve a minor increase in width and window replacements of the same design to the existing, 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 26/04/2019 under planning permission ref: 2019/0639/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 on 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 increase in width of the rear extension by 0.2m and replacement of windows, and shall only be read in the context of the substantive permission granted on 26/04/2019 under reference number 2019/0639/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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