

Mr Riccardo Calzavara
69 Patshull Road
London
NW5 2LE

Application Ref: **2019/3223/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

15 August 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
69 Patshull Road
London
NW5 2LE

Proposal: Amendments to planning permission dated 05/04/2019 ref. 2018/2827/P (for Erection of part single, part two storey rear and side extension etc), namely to change fenestration to ground and 1st floors of the rear extension; add a rooflight to side extension; and various internal alterations including altered staircase arrangements.

Drawing Nos:

Superseded plans: P101 Rev B, E101 Rev C, E102 Rev C, L101 Rev D, P102 Rev C, P105 Rev D, V101 Rev C, S101 Rev C, P104 Rev D, S102 Rev B, P103 Rev D.

Approved plans: Tree Protection Plan TPP (PBA Consulting 31 July 2018), P301 Rev A, E101 Rev C, E302 Rev A, L301, P302, P305, V301 Rev A, E103 Rev B, S301, P304, S302, P303, L001, S002, V001, P004, P005, S001, P002, P003, E002, E003, P001, E001.

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 2018/2827/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- Tree Protection Plan TPP (PBA Consulting 31 July 2018), P301 Rev A, E101 Rev C, E302 Rev A, L301, P302, P305, V301 Rev A, E103 Rev B, S301, P304, S302, P303, L001, S002, V001, P004, P005, S001, P002, P003, E002, E003, P001, E001.

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

Informative(s):

1 Reason for granting approval-

A number of internal changes are proposed to the approved scheme, including the omission of the staircase linking first to second floors, and the addition of a staircase between the ground and first floors. These changes would result in the amalgamation of the lower flats into one unit, retaining the top flat, with a net loss of one flat. Given that a Certificate of Lawfulness ref 2019/2064/P was recently granted on 05/06/2019 for the amalgamation of these flats, the works are considered to be non-material. Other minor changes to internal layout and features do not constitute development in planning terms.

The external changes include changing the glazing on the rear elevation of the rear extension and adding a rooflight to the side return. The introduction of a large glazed panel at rear and associated change in size and design of the approved bifold doors is considered acceptable and does not make a material difference to the overall appearance of the house as viewed from the rear. The slight change in size to the 1st floor rear window is minimal. The new roof light to the side infill extension would not be visible and would not affect the side elevation's appearance or amenity of neighbouring properties.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 05/04/2019 under ref 2018/2827/P. 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. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context of the substantive permission granted on 05/04/2019 under reference number 2018/2827/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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer

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