

Ms Carol Moore-Martin
c/o Agent
56A Nibthwaite Road
Harrow
HA1 1TA

Application Ref: **2019/4129/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

16 September 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Flat C
13 Healey Street
London
NW1 8SR

Proposal: Increase in size of rear facing mansard windows, and replacement of double door to single leaf door to first floor rear roof terrace, as an amendment to 'Erection of mansard roof extension with dormer windows to front and rear elevations and creation of roof terrace (Class C3)', appeal ref: APP/X5210/W/17/3174596 dated 27/07/2017, following planning application ref: 2016/6350/P dated 05/12/2016, as amended by 2018/1303/P dated 29/06/2018.

Drawing Nos: Superseded plans: 0083-003e & 0083-004d

Amended plans: 0083-003g & 0083-004f

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 2 (approved plans) of planning permission 2016/6350/P dated 05/12/2016 allowed at appeal ref: APP/X5210/W/17/3174596 dated 27/07/2017, as amended by condition 2 of 2018/1303/P dated 29/06/2018 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:

Location Plan (unnumbered), 0083-001, 0083-002, 0083-003g & 0083-004f.

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

Informative(s):

1 Reasons for Granting Approval:

The proposed amendment is to replace the rear facing mansard windows, the northernmost would increase in height and width (by 200mm and 150mm respectively), whilst the southernmost window would increase only in height by 200mm. The replacement rear door to the existing roof terrace would match the same dimensions as the existing opening, but would replace the previously approved double doors with a single door.

The replacement windows at mansard level would marginally increase the window sizes, though it would not cause harm to the character and appearance of the property, nor would it compromise the overall quality or architectural integrity of the scheme.

Given the scale of the proposal, 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/17/3174596 dated 27/07/2017, following refusal of planning application ref: 2016/6350/P dated 05/12/2016, as amended by 2018/1303/P dated 29/06/2018. 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 at appeal ref: APP/X5210/W/17/3174596 dated 27/07/2017, following planning application ref: 2016/6350/P dated 05/12/2016, as amended by 2018/1303/P dated 29/06/2018, 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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