

Mr Ben Herbert
Herbert & Taylor Ltd
22a Iliffe Yard
Crompton Street
LONDON
SE17 3QA
United Kingdom

Application Ref: **2019/4195/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

19 September 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
14 Makepeace Avenue
London
N6 6EJ

Proposal: Amendment to proposed rear window to form French doors and omission of proposed raised ground floor level extension as approved under planning permission 2019/0154/P dated 02/04/2019

Drawing Nos: SUPERSEDED: 226_GA-02 Rev B, 226_GA-03 Rev A, 226_EL-03 Rev B

PROPOSED: 226_EL-03 Rev C, 228_GA-02 Rev C, 228_GA-03 Rev C

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 2019/0154/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 (unnumbered), 226_EX-01, 226_EX-



02, 226_EX-03, 226_EX-04, 226_EX-05, 226_EX-06, 226_EX-07, 226_EL-01 Rev A, 226_EL-02 Rev B, 226_EL-03 Rev C, 226_GA-01 Rev A, 26_GA-02 Rev C, 26_GA-03 Rev C, 26_GA-04 Rev A, 226_SK-01 Rev A

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

Informatives:

1 Reason for granting approval

This application seeks to amend the approved scheme by proposing French doors in place of the rear facing kitchen window at raised ground floor level. The change would not alter the approved size of opening and the fenestration details would remain the same.

The amendment includes the omission of the proposed small scale 1.1m deep single storey rear infill extension at raised ground level. The amended scheme would retain the existing rear face to the house, including the replacement French doors as previously approved and there would be no material change in design impact beyond that already approved.

The full impact of the scheme has already been assessed by virtue of the previous permission ref 2019/0154/P dated 02/04/2019. In the context of the permitted scheme, it is considered that the amendment would not have a material effect on the approved development in terms of overall design/appearance or additional impact on neighbour amenity. The changes are considered minor in the context of the approved scheme and can be regarded as a non-material amendment.

2 You are advised that this decision relates only to amendments to the proposed rear window to form French doors and omission of proposed raised ground floor level extension and shall only be read in the context of the substantive permission dated 02/04/2019 under reference number 2019/0154/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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