

Mr Jorge Nash
MZA Planning
14 Devonshire Mews
Chiswick
London
W4 2HA
United Kingdom

Application Ref: **2019/4368/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

27 September 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
The Coach House
50 A Belsize Square
London
NW3 4HN

Proposal: Rationalisation of floorplans and elevations and amendment to rear lightwell to 'Demolition and replacement of dwelling including rear extension, raised mansard roof and excavation of basement level' approved under 2017/3348/P dated 02/01/2019

Drawing Nos: Superseded drawings:
(Prefix: 1507_PL_): 001 Rev C, 003 Rev C, 004 Rev D, 005 Rev B, 006 Rev B, 007, 008
Rev D, 009 Rev A, 010 Rev F, 011 Rev D, 012 Rev A, 013 Rev A, 014 Rev A.

Approved drawings:
(Prefix: 1903_SK_): 35 Rev C, 36 Rev D, 37 Rev C, 38 Rev D, 41 Rev C, 43 Rev A, 44,
47 Rev A, 48, 49, 50, 51.

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
2017/3348/P dated 02/01/2019 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:

(Prefix: 1507_): PL_000, EX_001, EX_002, EX_003, EX_004, EX_005, EX_006, EX_007, EX_008, EX_009, EX_010; (Prefix: 1903_SK_): 35 Rev C, 36 Rev D, 37 Rev C, 38 Rev D, 41 Rev C, 43 Rev A, 44, 47 Rev A, 48, 49, 50, 51; 1507_PL_015.

Supporting: Conceptual Site Model prepared by GEA, Design and Access Statement dated May 2017 by Studio Gil Ltd, Desk Study and Ground Investigation Report (including basement impact and ground movement assessments) (ref J17062) dated June 2017 by GEA Ltd, Desk Study and Ground Investigation Report (including basement impact and ground movement assessments) (ref J17062 Rev 3) dated February 2018 by GEA Ltd. GEA covering letter (ref.J17062/CA/01) dated October 2017, Heritage Statement dated May 2017 by Studio Gil Ltd, Letter regarding the updated BIA prepared by GEA dated 19 February 2018, National Grid advice letter (ref. J17062) dated March 2017, Proposed Construction Method Statement and drawing prepared by Consibee dated September 2017, Proposed Structural Monitoring Specification prepared by Consibee dated September 2017, Scheme Structural Calculations for the primary substructure works prepared by Consibee dated September 2017.

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

Informative(s):

1 Reasons for granting (delegated):

The amendments sought would involve slight alterations to the layout of the replacement dwelling as well as correcting a number of discrepancies to the approved external elevation drawings. In the main the scheme would remain as previously approved, though adjustments would be made to the following elements:

- Basement layout amended to the rear garden to include smaller area of glazed rooflight with larger lightwell with grill instead (overall basement extent reduced by 1m, though construction methodology and retaining wall to adjoining neighbour are all the same as approved and compliance to approved BIA would be maintained);
- Widening of bin store to accommodate two bins (position unchanged);
- Front elevation drawing corrected to correlate with approved plans (timber casements now shown @2nd floor front, PV cells shown on elevation) and shown in reference to detailed features of no.50;
- Rear elevation drawing corrected to correlate with approved plans to show rationalised glazing pattern, PV cells and shown in reference to detailed features of no.50;

The changes sought would not alter the permitted envelope or extent of development, nor increase its scale. The changes would also not materially affect the external appearance of the new dwelling. The changes would not result in an increased impact on neighbouring amenity and the conditions and obligations previously secured would remain in place. In the context of the overall approved scheme these variations to the approved scheme are considered non-material.

- 2 You are advised that this decision relates only to the minor amendments specified in supporting documents hereby approved only and shall only be read in the context of the substantive permission granted on 02/01/2019 under reference number 2017/3348/P 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 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer

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