

Mr Alan Morris
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Application Ref: **2019/4658/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

7 November 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
27 Leighton Road
London
NW5 2QG

Proposal: Alterations to building heights, ground floor fenestration and internal layout of planning permission ref. 2016/4172/P dated 09/01/2017 (later amended by planning ref. 2017/3677/P dated 23/10/2017) for Erection of a new 2 storey dwelling house in garden at rear of 27 Leighton Road

Drawing Nos: Revised: A140-P-004 - Rev C (dated 03.09.19); 140-P-007 - Rev C (dated 03.09.19); Cover letter (dated 11/09/2019)
Superseded: 140-P-004 REV C; 140-P005; 140-P-007 REV A

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. 2 of planning permission 2016/4172/P (amended by a Non-Material Amendment under reference 2017/3677/P on 23/10/2017) 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; 010735L, 140-P003; 01073SL; A140-P-004 - Rev C (dated 03.09.19); 140-P-007 - Rev C (dated 03.09.19); Cover letter (dated 11/09/2019); Design and Access Statement dated July 2016; Arboricultural Report, 1073CJO/2009 - Rev 1 dated 8/11/2016 by OMC Associates; Heritage Statement dated 28/11/15

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

Informative(s):

1 Reason for granting approval-

The proposed amendments to the approved scheme involve various increases in height to the single storey elements and overall building height. The maximum increase in height would be 435mm to the entrance porch on the southeast corner and the maximum increase to the overall building height would be 305mm.

The height of the window/doors would be reduced on the south east corner but this would not be visible or have a material impact on the building's appearance. Internal alterations at ground floor level have also been carried out; however, this would have no impact on the standard of accommodation, which remains very good.

The building is accessed from Maud Wilkes Close, a residential cul-de-sac, and as such has no prominence from the street. Furthermore, a boundary wall and vegetation conceals much of the ground floor of the building. The building is situated a sufficient distance from the windows of neighbouring occupiers and the nature of the amendments are such that there would be no adverse impact on amenity.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 9th January 2017 under ref 2016/4172/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 highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 09/01/2017 under reference number 2016/4172/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 positioned above a faint, light-colored rectangular stamp.

Daniel Pope
Chief Planning Officer

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