

Mr Lorenzo Calzavara
LRS London Ltd
Stirling House
9 Burroughs Gardens
London
NW4 4AU

Application Ref: **2019/5604/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

12 December 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
114 Prince Of Wales Road
London
NW5 3NE

Proposal: Alterations to the internal layout and rear garden area as an amendment to planning permission ref. 2015/7293/P (dated 08/02/2018) for Erection of a replacement single storey rear ground floor extension and a new rear basement floor extension

Drawing Nos:

Revised drawings: PRWLS-E701; PRWLS-P700 ; PRWLS-P701; PRWLS-P703;
PRWLS-P704; PRWLS-S701; PRWLS-S702; PRWLS-S703

Superseded: PRWLS-P100; PRWLS-P101; PRWLS-P102; PRWLS-P103;
PRWLS-P104; PRWLS-S101; PRWLS-S102; PRWLS-S103; PRWLS-E101; PRWLS-S104

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
2015/7293/P granted on 08/02/2018 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:

PRWLS-L101; PRWLS-E701; PRWLS-P700 ; PRWLS-P701; PRWLS-P703;
PRWLS-P704; PRWLS-S701; PRWLS-S702; PRWLS-S703PRWLS-L001;
PRWLS-E001; PRWLS-P000; PRWLS-P001;
PRWLS-P002; PRWLS-P003; PRWLS-P004' PRWLS-S001; PRWLS-S002;
PRWLSL000; Basement Impact Assessment Report ref: LCAL 3303 (prepared by Ashton Bennett; dated August 2017); Structural Method Statement (prepared by Price & Myers; dated July 2017); Existing and Proposed Drainage Plan (dated March 2017); Letter (undated) from Ashton Bennett to Campbell Reith regarding outstanding queries; Planning and Heritage Statement (dated December 2015)

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

Informative(s):

1 Reason for granting approval-

The alterations involve replacing the railings around the lightwell with an obscured glass balustrade and replacing a metal bridge with a metal staircase up from the lightwell. This would allow the raised garden level to be used by the occupants of the larger lower ground floor unit without an adverse impact on the privacy of Unit B's bedroom. Given the level changes across the site, the 1.2m obscured glass screen would prevent direct views into the bedroom from the amenity area. It is noted that unit B is currently unoccupied and no existing occupants would be affected by this change. The balustrade would match the height of the approved railings and given its location at ground floor level and the high boundary walls would have very limited visibility in private views.

Minor internal alterations are also proposed which would not harm the standard of residential accommodation.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 08/02/2018 under ref. 2015/7293/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 in the rear garden and internal amendments and shall only be read in the context of the substantive permission granted on 08/02/2018 under reference number 2015/7293/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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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