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Application Ref: **2019/5940/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

13 December 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
13 South Hill Park
London
NW3 2ST

Proposal: Amendment to relocate bin storage area within enlarged side timber enclosure in relation to planning permission (2019/1499/P) dated 22/10/2019 for the erection of bin store at front of property (retrospective).

Drawing Nos: Drawing Nos: Superseded plans: PA1-002 rev B.

Plans for approval: PA1-002 rev E.

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 of planning permission 2019/1499/P dated 22/10/2019 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 & block plans; PA1-002 rev E.



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

Informative(s):

1 Reason for granting approval:

The alteration involves the relocation of the bin storage area within an approved side timber enclosure. The height and width of the approved side enclosure would increase by approximately 0.45m and 0.55m respectively, resulting in an overall height of 1.4m above garden level which is considered to be a reasonable height to accommodate a single standard wheelie bin and allow for its' typical day-to-day access and use. The proposed amendment would include an associated omission of the approved recess space originally designed to accommodate for 2 bins.


In the context of the original scheme, this is considered to represent a minor alteration that is not materially different to the approved plans and would not harm the appearance of the host building or the character of the wider South Hill Park Conservation Area. As such, the amendments do not raise any new issues or alter the substance of the approved scheme, and can therefore be treated as non-material and are considered to be acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval (2019/1499/P) granted on 22/10/2019. In the context of the permitted scheme, it is not considered that the amendment would have any material effect or impact on the amenity of any nearby occupiers or neighbouring properties.

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 planning permission (2019/1499/P) dated 22/10/2019 and is bound by all the conditions and obligations attached to that permission. In particular, you are reminded of the requirement to remove the existing unauthorised bin store at the front of property within 4 months of the date of the substantive planning permission, or to alter it in accordance with any approved drawings within the same period, in order to avoid possible enforcement action being taken.

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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