

Mr Emilios Tsavellas

Savills
Fourth Floor
33 Margaret Street
LONDON
W1G 0JD

Application Ref: **2019/5953/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

23 December 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
22 South Hill Park Gardens
London
NW3 2TG

Proposal: Alterations to fenestration and height of rear extension and internal layout of planning permission ref. 2017/5156/P (dated 23/11/2018) for Erection of single storey rear extension; conversion of 1x2-bed unit into 2x1-bed units (C3) and associated external alterations including the conversion of two rear first floor windows into french doors with juliet balconies.

Drawing Nos:
Superseded: 102 (Rev P); 302 (Rev P); 201 (Rev P)

Revised: 302 (Rev A - dated 28/05/2019); 102 (Rev A - dated 28/05/2019); 201 (Rev A - dated 28/05/2019)

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 2017/5156/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-
00L; 000 (Rev P); 001 (Rev P); 002 (Rev P); 003 (Rev P); 021 (Rev P); 042 (Rev P); 100 (Rev P); 103 (Rev A); 601; 602; 302 (Rev A - dated 28/05/2019); 102 (Rev A - dated 28/05/2019); 201 (Rev A - dated 28/05/2019); Planning Statement (dated September 2017); Design & Access Statement (prepared by CSA, dated 14.09.2017)

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

Informative(s):

1 Reason for granting approval

The external amendments to the approved scheme include alterations to the fenestration of the rear extension, replacing one very wide set of glazed doors and a window with two sets of glazed doors. Overall, the quantity of glazed area and solid to void ratio will remain very similar to the approved situation. It is also proposed to increase the height of the rear extension but this would be behind the parapet so the overall height would not increase and the increase would not be perceptible.

Internal alterations are also proposed throughout the ground floor; however, the standard of residential accommodation would remain high.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 23/11/2018 under reference 2017/5156/P.

In the context of the permitted scheme, it is considered that the amendments 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 set out in the description and shall only be read in the context of the substantive permission granted on 23/11/2018 under reference 2017/5156/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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