

Mr Patrick Gilmartin
Woollacott Gilmartin Architects
15a Parliament Hill
London
NW3 2SY

Application Ref: **2019/5798/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

30 December 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
15A Parliament Hill
London
NW3 2SY

Proposal: Installation of kitchen extract flue on roof of ground floor rear extension of new house granted planning permission ref 2016/2225/P dated 17/02/2017, as varied by a subsequent Non-Material Amendment ref 2017/3763/P dated 17/10/2017.

Drawing Nos:
Superseded plans- P/1:50/002/revA; P/1:50/301/C/1/revA.

Plans for approval- P/1:50/002/revB; P/1:50/301/C/1/revB; letter dated 18.11.19 from WG architects

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 ref 2016/2225/P 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-



Site location plan; X/1:200-000, X/1:1250-000, X1:50-000, X1:50-001, X1:50-002, X1:50-003, X1:50-004, X1:50-101, X1:50-102, X1:50-103, X1:50-104; P/1:500-000 dated 03.03.2016, P/1:200-000 dated 03.03.2016, P/1:50/00/-1 (rev A dated 27.05.2016), P/1:50/000/b, P/1:50/204/D/1, P/1:50/204/D/2, P/1:50/205/U (rev A dated 27.05.2016); comparative elevations- 01, 02, 03, 04, 05, 06; street views- 10, 11, 12, 13, 14, 15; axonometric sketches- 16, 17, 18, 19; P/1:50-201 revB (bike store); 3d sketch view of front garden dated 1.7.15; Design Statement dated 03.03.2016 by Woollacott Gilmartin architects; Design Statement for minor changes dated 30.06.2017; Drawings (all Revision A, 30.06.17)- P/1:50/000/a/revA, P/1:50/001/revA, P/1:50/002/revB, P/1:50/003/revA, P/1:50/004/revA, P/1:100/101/SE/revA, P/1:50/101/SE/C/revA, P/1:50/102/SE/A/revA, P/1:50/103/SE/B/revA, P/1:50/200/SW/revA, P/1:50/300/NW/revA, P/1:50/401/NE/revA, P/1:50/104/A/0/revA, P/1:50/201/B/1/revA, P/1:50/202/B/2/revA, P/1:50/301/C/1/revB, P/1:50/302/C/2/revA; Daylight and sunlight study dated 17.6.11; Code for Sustainable Homes Pre-assessment report by ddp, ref E217-CSHPA-00; Arboricultural Development report by ArbTech dated 17.6.11 and associated plans; Tree Survey report by ArbTech dated 24.10.14 and associated plans, pit & trench reports dated 1.9.14 and 19.1.15; Arboricultural Development report by ArbTech dated 12.12.14; Ground Investigation Report and Basement Impact Assessment (Final Rev B) by EPS ref UK14.1639 dated 25.3.15; Basement Impact Assessment Review by Gyoury Self engineers dated 24.3.15; Flood Risk Assessment by Gyoury Self engineers dated 24.3.15; Structural Design Statement by Gyoury Self engineers dated 10.12.14; Ground movement assessment by Gyoury Self engineers dated March 2015; email from David Parker dated 6.5.15 titled 'BIA review for 15a Parliament Hill NW3 2014/7827/P (GSP ref 10366NA)'.

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

Informative(s):

1 Reason for granting approval-

A small kitchen extract flue has been installed on the roof of the existing single storey rear extension. The flue is merely to extract air from the kitchen hob and does not create any harmful noise or fume nuisance nor is it used permanently. The flue hood is very small and has no material impact on the roof shape or rear elevation of the approved house.

The full impact of the scheme has already been assessed by virtue of the previous planning permission ref 2016/2225/P dated 17/02/2017, as varied by a subsequent Non-Material Amendment ref 2017/3763/P dated 17/10/2017. 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 highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on ref 2016/2225/P dated 17/02/2017 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 grey rectangular background.

Daniel Pope
Chief Planning Officer

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