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Application Ref: **2019/5669/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **3794**

20 January 2020

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Flat 6  
6 Regent's Park Road  
London  
NW1 7TX**

Proposal: Alteration to smoke ventilation rooflight on roof extension approved under planning permission 2015/5330/P, dated 17/02/2016 (as amended by planning permission 2017/0973/P, dated 20/06/2017)

Drawing Nos:

Superseded:

562/106 Rev D; 562/107 Rev D; 562/108 Rev C;

Amended:

GA-03A-1000; GA-03A-2000; GA-03A-3000; GA-03A-4000; GA-03A-4001

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 2015/5330/P, dated 17/02/2016 (as amended) 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: GA-03A-0001; GA-03A-0002; GA-03A-0020; GA-03A-0040; GA-03A-0030; GA-03A-0010; GA-03A-1000; GA-03A-2000; GA-03A-3000; GA-03A-4000; GA-03A-4001.

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

Informative(s):

#### 1 Reasons for granting

This application seeks to make changes to planning permission reference 2015/5330/P, dated 17/02/2016, which has already been amended by planning permission 2017/0973/P, dated 20/06/2017.

The proposed alteration relates to the ventilation rooflight on the roof extension. The rooflight that has been installed is an automatic opening vent window which was recommended by Building Control and it projects above the parapet wall. It is now proposed to replace the existing rooflight with a Velux smoke ventilation rooflight which projects less from the roof plane than the existing, but which still complies with Building Regulations.

The rooflight's position is at the rear of the building where it is not visible in the public realm, although it is visible from private views. The proposed changes represent an improvement to the visual appearance of the building.

The proposed changes do not conflict with the development plan policies; cause a need for new or altered planning conditions; or exacerbate any concerns which may have been raised by third parties at the original planning application stage. The full impact of the scheme has already been assessed by virtue of the previous approvals. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development. It is considered that the changes can 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 submitted plans and shall only be read in the context of the substantive planning permission reference 2015/5330/P, dated 17/02/2016 (as amended) 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

Executive Director Supporting Communities

2019/5669/P



Daniel Pope  
Chief Planning Officer

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