

Miss Enya MacLiam Roberts
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2019/5362/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974 **4607**

30 January 2020

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
8 Mornington Terrace
London
NW1 7RR

Proposal: Variation of condition 3 (approved drawings) as a non-material amendment to planning permission 2019/2966/P dated 09/09/2019 for 'Change of use of 1 x 1 bed flat and 1x 3 bed into a 1 x 4 bed dwellinghouse. Erection of rear lower ground floor extension following demolition of existing and rear fenestration alterations. Replacement of front/rear single glazed windows with single glazing, replacement front paving and replacement of front balcony railing. Rear landscaping alterations'; CHANGES replacement of single glazed windows with double glazing

Drawing Nos:

Superseded drawings: PR-A0.01 Rev.01 (received 19/8/19); PR-A1.01 Rev.01 (received 19/8/19); PR-A1.02 Rev.01 (received 19/8/19); PR-A2.01 Rev.01 (received 2/9/19); PR-A3.01 Rev.01 (received 19/8/19) and PR-A3.02 Rev.01 (received 19/8/19).

Amended drawings: PR-A0.01 Rev.02; PR-A1.01 Rev.02; PR-A1.02 Rev.02; PR-A2.01 Rev.02; PR-A3.01 Rev.02; PR-A3.02 Rev.02; PR-A4-01 rev 02 and PR-A4-02 rev 02.

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 planning permission 2019/2966/P



dated 09/09/2019 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:

LO-A-01 Rev.01; LO-A2-01 Rev.01; EX-A1.01 Rev.01; EX-A1.02 Rev.01; EX-A2.01 Rev.01; EX-A3.01 Rev.01; EX-A3.02 Rev.01; PR-A0.01 Rev.02; PR-A1.01 Rev.02; PR-A1.02 Rev.02; PR-A2.01 Rev.02; PR-A3.01 Rev.02; PR-A3.02 Rev.02; PR-A4-01 rev 02 and PR-A4-02 rev 02.

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would include replacing all the windows with timber double glazing rather than single glazed windows as granted in the original permission. They will match the scale, siting, materials and detailed design of the existing windows. The property is not listed or subject to an article 4 direction therefore it would be considered unreasonable to refuse the replacement of the windows with double glazing or the type of replacement glass as they could replace them under permitted development. The proposed amendment is considered to be acceptable in this instance and would overall result in minor changes to the approved scheme. The proposed alteration is considered to preserve the character and appearance of the host property and the wider area.


Given the replacement fenestration on the front/rear elevations will match the siting and scale of the existing windows or be in a similar location, the proposal is compliant with policy A1 and is not considered to cause harm to the amenity of neighbouring properties in terms of loss of light, privacy or overlooking.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 09/09/2019 under reference number 2019/2966/P. In the context of the approved scheme, it is considered that the amendments would not have any additional material impact.

2 You are advised that this decision relates only to the replacement of all the windows with timber double glazing rather than single glazed windows and shall only be read in the context of the substantive permission granted on 09/09/2019 under reference number 2019/2966/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 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer

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