

Application ref: 2019/5789/P  
Contact: Alyce Jeffery  
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Date: 7 February 2020

**Development Management**  
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Robert Savage Associates  
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NW3 4PE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**208 Maitland Park Road**  
**London**  
**NW3 2ET**

Proposal: Replacement of approved pitched roof with a flat roof and changes to rear and side fenestration, as non-material amendments to planning permission 2019/2716/P dated 18/07/2019 (Erection of single storey rear extension, installation of a boiler vent to the side elevation and changes to the side fenestration<sup>1</sup> under planning permission 2019/2716/P dated 18/07/2019).

Drawing Nos: 10612/TP/01; 10612/TP/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 of planning permission 2019/2716/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- [10612/TP/01; 10612/TP/02].

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

Informative(s):

1 Reason for granting approval

The current application seeks to amend the previously approved plans by installing a flat roof to the rear extension rather than the approved off centre pitched roof. The proposals also seek to reduce the size of the large rear window and install a 4 panel doorway on the south elevation rather than a double door.

The proposed alterations would not cause harm to the character and appearance of the proposal, nor would it compromise the overall quality or architectural integrity of the scheme.

Given the siting and nature of the works, there would be no harmful neighbouring amenity impacts as a result of the amendments.

The proposed amendments are considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as a non-material amendment to the original proposal.

The full impact of the proposed development has already been assessed by virtue of the original approval ref: 2019/2716/P, dated 18/07/2019. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact.

- 2 You are advised that this decision relates only to changes highlighted on the plans, set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 18/07/2019 under reference number 2019/2716/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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