

Application ref: 2020/0195/P
Contact: Jennifer Walsh
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Date: 11 February 2020

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Design Team
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**95 Ravenshaw Street
London
NW6 1NP**

Proposal: Non-material amendment of planning permission reference 2019/4533/P dated 01/11/2019 (for Erection of a single storey rear side extension to the ground floor of single dwelling (class C3)), namely, to change the openings on the rear elevation from biofold doors and one window to crittall windows and doors.

Drawing Nos:

Superseded drawings: SPP-05; SPP-07

Revised Drawing Numbers : SPP-05 Rev A; SPP-07 Rev A;

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 2019/4533/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- Site Location Plan; SPP-05 Rev A; SPP-07 Rev A;

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

Informative(s):

1 Reason for granting approval-

This application seeks to make changes to planning permission reference 2019/4533/P dated 01/11/2019, to allow for changes to the window and doors openings on the rear elevation.

The proposed changes relate to the rear of the application building only. The changes to the fenestration on the rear elevation are considered to be acceptable. The openings are in roughly the same positions as approved, but the application proposes to have double doors with windows either side and therefore the individual openings, the glazing bar pattern and opening methods differ. The proposed changes are not significant and are not considered to cause harm to the character and appearance of the host building, the neighbouring properties nor the wider area.

None of the proposed changes would cause undue harm to the visual and residential amenities of nearby and neighbouring properties. 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 proposed changes are considered to be non-material in the context of the original scheme.

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 amendment 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 alterations to the fenestration details to the ground floor rear/side extension and shall only be read in the context of the substantive permission granted on 01/11/2019 under reference number 2019/4533/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 positioned at the top left of the page.

Daniel Pope
Chief Planning Officer

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