

Planning Statement – 69 Patshull Rd, London NW5 2LE

Non-material amendment (s.96A TaCPA 1990) to ref: 2018/2827/P, as amended by 2019/3223/P

The property has the benefit of planning permission with reference 2018/2827/P. That grant was amended following the approval of a non-material amendment application with reference 2019/3223/P.

The applicant seeks consent for further non-material amendments to account for design details that have arisen during the construction process and to ensure consistency across the approved documents, in particular to reflect the drawings approved in discharging prior planning conditions (by application with reference 2019/4388/P). The proposed amendments are non-material, including when taken together with previously approved non-material amendments (s.96A Town and Country Planning Act 1990).

96A. Power to make non-material changes to planning permission [...]

- (1) A local planning authority may make a change to any planning permission [...] relating to land in their area if they are satisfied that the change is not material.
- (2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change [...] on the planning permission [...] as originally granted.
- (3)-(10) ...

This application is supported by existing, approved, and proposed drawings as follows. For the avoidance of doubt, the “existing” drawings are pre-existing in the sense that they show the state of the property pre-construction works, rather than its current state.

Existing	Approved	Proposed
E001	E101 Rev C	E401
E002	E302 Rev A	E402
E003	E103 Rev B	E403
L001	L301	L401
P001	P301 Rev A	P401
P002	P302	P402
P003	P303	P403
P004	P304	P404
P005	P305	P405
S001	S301	S401
S002	S302	S402
V001	V301 Rev A	V401

Condition 3 of the planning consent, as amended following the prior non-material amendment application, requires the development to be carried out in accordance with “*Tree Protection Plan TPP (PBA Consulting 31 July 2018), P301 Rev A, E101 Rev C, E302 Rev A, L301, P302, P305, V301 Rev A, E103 Rev B, S301, P304, S302, P303, L001, S002, V001, P004, P005, S001, P002, P003, E002, E003, P001, E001*”.

On approval, that condition should read as follows: “Tree Protection Plan TPP (PBA Consulting 31 July 2018), P401, E401, E402, L401, P402, P405, V401, E403, S401, P404, S402, P403, L001, S002, V001, P004, P005, S001, P002, P003, E002, E003, P001, E001.”

Number	Change	Proposed
1	Include the pre-existing pillars dividing the property from its neighbours at 67 and 71 Patshull Rd, as previously shown in the drawings approved in discharging the detailed conditions. Correct the Venetian sash windows to the ground floor front elevation (W01/W02) and the timber front doors (D01/D02) to match what was approved in discharging the detailed conditions.	E401, S402, V402
2	Remove reference to cast iron window boxes on (only) the second floor. The property did not have these before works commenced. None of the nearby properties has them. They were included in the prior drawings in error. It would be out of character to insert them.	E401, E403, S401, S402
3	Add coping stone detail to the top of parapet walls where it was previously missing.	E401, E402, E403, L401, P402, P403, P404, P405, V401
4	Correct the side and rear dormers across all the drawings; they previously erroneously showed as pitched in (i) E101 Rev C and (ii) E302 Rev A whereas they should have shown as flat (as in (i) E103 Rev B, (ii) S301, (iii) S302, and (iv) V301 Rev A). Finish the dormers in lead to match nearby properties. The rest of the pitched roof covering is in natural slate, as previously approved.	E401, E402, E403, S402, V401
5	The fixed-frame glazing unit to the ground floor rear elevation (W06) previously approved by non-material amendment application and in discharging the detailed conditions has been amended so that part of it is openable. The only aesthetic difference is that the glass is “broken” by a horizontal bar, matching those along the aluminium bifold doors for continuity in design.	E402, V402
6	Reduce the first floor casement window in the side return (W05), visible when viewed from the front elevation, from H600mm x W505mm (as approved in discharging the detailed conditions) to H550mm x W400mm (being -50mm x -105mm).	E401
7	Reduce the oversized sash window to the lower first floor rear elevation (W07) from H1900mm x W970mm (as approved in discharging the detailed conditions) to H1320mm x W1120mm (being -580mm x +150mm). This will better reflect its equivalents throughout the property, and on nearby properties.	E402
8	Reduce the first floor casement window to the side elevation (W12) from H900mm x W900mm (as approved in discharging the detailed conditions) to H800mm x W600mm (being -100mm x -300mm). Remove the second floor casement window to the side elevation	E403, P403, S401, V401

	(W12). It was not original. It seems to have been inserted to accommodate a bathroom which is no longer there.	
9	Add a 1160mm x 860mm clear-glazed flat rooflight to the first floor rear extension. It is visible only from above. It brings light into what might otherwise be a dull, north-facing room.	L401, P402, P403, P404, P405, V401
10	Reduce the obscure-glazed rooflight in the ground floor side extension (RL03) from 600mm x 600mm (as approved in discharging the detailed conditions) to clear-glazed 500mm x 500mm (being -100m x -100mm). It is visible only from above, and gives on to a hallway.	L401
11	Change the position of the conservation area rooflights in the front elevation on the third floor (RL02) to match the neighbouring house at 67 Patshull Rd, for continuity.	E401, E403, L401, P404, P405, S401, S402, V401
12	Correct the height of the flat rooflight above the third floor (RL04) to match that approved in discharging the detailed conditions. Its position has been amended so that it is centred to the room beneath, rather than to the crown of the roof. It is invisible from the street.	E401, E402, E403, L401, P404, P405, S401, S402, V401

None of these changes is considered material.

The internal changes, none of which is in any event substantive, are not referred to. They do not constitute development (s.55 Town and Country Planning Act 1990) and are not, in any event, material.