

Application ref: 2020/0736/P  
Contact: Mark Chan  
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Date: 20 April 2020

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Mr Riccardo Calzavara  
69 Patshull Road  
London  
NW5 2LE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**69 Patshull Road**  
**London**  
**NW5 2LE**

Proposal: Proposal: Non-material amendments to planning permission ref. 2018/2827/P dated 05/04/2019 (as amended by 2019/3223/P dated 15/08/2019) for 'Erection of part single, part two storey rear and side extension etc'; namely to change the side elevation windows and top rooflights, alteration to front first floor window and roof of side dormer, change of cladding materials of rear dormer and install a rooflight to first floor rear extension.

Drawing Nos:

Revised Plans: P401 Rev A, E401 Rev A, E402 Rev A, L401 Rev A, P402 Rev A, P405 Rev A, V401 Rev A, E403, S401, P404 Rev A, S402, P403 Rev A.

Superseded Plans: P301 Rev A, E101 Rev C, E302 Rev A, L301, P302, P305, V301 Rev A, Rev B, S301, P304, S302, P303.

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 ref: 2018/2827/P dated 05/04/2019 (as amended by 2019/3223/P dated 15/08/2019) 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:

Drawing Nos: Tree Protection Plan TPP (PBA Consulting 31 July 2018), P401 Rev A, E401 Rev A, E402 Rev A, L401 Rev A, P402 Rev A, P405 Rev A, V401 Rev A, E403, S401, P404 Rev A, S402, P403 Rev A, L001, S002, V001, P004, P005, S001, P002, P003, E002, E003, P001, E001.

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

#### Informative(s):

##### 1 Reasons for granting approval:

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."

The proposed changes to condition No. 3 is required to account for design details that have arisen during the implementation of the extant planning permission and to ensure consistency across the approved plans. The second floor flank window would be removed and the size of first floor flank window would be reduced. The changes would only affect the side elevation slightly and the impact on amenity is reduced. The change of cladding materials in the rear dormer, the minor alteration to the top rooflights and installation of a new rooflight at the first floor extension rear extension would not be observable from the public realm and do not make a material difference to the overall appearance of the building as viewed from the front, side and rear.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 05/04/2019 under ref: 2018/2827/P. In the context of the permitted scheme, it is not considered that the amendments, either individually or cumulatively will have any material impact on the overall design idiom or neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context of the substantive permission granted on 05/04/2019 under planning permission ref: 2018/2827/P (as amended by 2019/3223/P dated 15/08/2019) 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', written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

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