

Application ref: 2020/1776/P
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Date: 2 June 2020

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Mr James Dilley
24 Constantine Road
London
NW32Ng

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
24 Constantine Road
London
NW3 2NG

Proposal: Amendments to size and location of dormer window granted planning permission ref no 2017/2437/P dated 03/07/2017 (for alterations to the roof to include increase in ridge height and rear dormer).

Drawing Nos: Superseded: DL014 Rev E; DL016 Rev B
Proposed: DL014 Rev F; DL016 Rev C

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 purpose of this decision, condition 3 of planning permission 2017/2437/P under dated 03/07/2017 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 and documents:

DL004 Rev A; DL002 Rev A; DL003 Rev A; DL005 Rev A; DL006 Rev A; DL007 Rev A; DL008 Rev A; DL009 Rev A; DL010 Rev A; DL001 Rev A; DL011 Rev D; DL012 Rev B; DL013 Rev A; DL015 Rev D; DL014 Rev. F; DL016 Rev. C

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

Informative(s):

1 Reasons for granting approval:

Planning permission was granted on 03/07/2017 ref 2017/2437/P to increase the ridge height and rear dormer to the dwelling. The rear dormer has been built with a width and height slightly larger than previously approved (+0.36m in width, +0.1m in height) and moved closer to the ridge (by 0.14m).

The increases in dimensions are considered minor in relation to the proportion of the dormer as approved and would not materially change its appearance on the rear roofslope. The property has a modest rear garden from which the rear roofslope is not visible. The dormer faces the rear of Byron Mews and is visible only from the properties' rear windows and not from public spaces. The new sloping roof of the dormer in particular is not visible from ground level. It is considered that the slight relocation of the dormer and increase in its height and width would not materially affect the appearance of the dormer in relation to the host building and terrace row, and this would preserve the character and appearance of host building and wider conservation area.

The full impact of the proposed development has already been assessed by virtue of the previous planning permission 2017/2437/P dated 03/07/2017. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission ref 2017/2437/P dated 03/07/2017 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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