

Application ref: 2020/2001/P  
Contact: Rachel English  
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Date: 16 June 2020

**Development Management**  
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**STUDIOCARVER**  
37  
Alfred Place  
London  
WC1E 7DP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**106 King Henry's Road**  
**London**  
**NW3 3SL**

Proposal: Repositioning of skylights, alterations to glazing, alterations to material finish of rear facades to match neighbouring properties and minor reconfiguration to internal layouts, all as changes to planning permission 2017/6307/P dated 11th June 2019 (for erection of 2 storey plus basement 4 bed dwellinghouse following demolition of existing 2 storey dwellinghouse)

Drawing Nos: Superseded drawings: 240.106-210 REV. D, 240.106-211 REV. E, 240.106-212 REV. D, 240.106-213 REV. D, 240.106-250 REV. E, 240.106-251REV. C, 232.87-89-260 REV. C.

Proposed drawings: 1902\_100amendment1, 1902\_101, 1902\_102, 1902\_103, 1902\_200amendment1, 1902\_201, 1902\_300amendment2.

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 2017/6307/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: 1902\_100amendment1, 1902\_101, 1902\_102, 1902\_103, 1902\_200amendment1, 1902\_201, 1902\_300amendment2, 232.87-89-160 Rev. B; 240.106-001 Rev. B; 240.106-002 Rev. B; 240.106-111 Rev. B; 240.106-112 Rev. B; 240.106-113 Rev. B; 240.106-150 Rev. B; 240.106-151 Rev. B; Design and Access Statement (prepared by Johanna Molineus Architects, received 09/11/2017); Lifetime Homes Assessment (prepared by Johanna Molineus Architects, received 09/11/2017); Planning Statement Rev. A (prepared by Johanna Molineus Architects, received 28/09/2018); Basement Impact Assessment Audit Rev. F2 (prepared by Campbell Reith, dated 20/08/2018); Basement Impact Assessment Report Revision 07 (prepared by Soiltechnics Limited, dated 15/08/2018); Draft Programme for Basement Construction (received 21/03/2018); Email from David Nash of Solid Geometry with screening assessment for surface water (dated 26/02/2018); Email from David Nash of Solid Geometry with a summary of how concerns regarding movement and damage assessment have been addressed (dated 15/08/2018); Energy & Sustainability Statement (prepared by EB7); Envirocheck Report (prepared by Soiltechnics Limited, dated 15/05/2017); Envirocheck Report Further Plans 1/4, 2/4, 3/4, 4/4 (prepared by Soiltechnics Limited, dated 15/05/2017); Preliminary Calculations for Basement Slab and Walls ref. 00286 Rev. A (prepared by Solid Geometry, dated 26/02/2018); Preliminary Calculations for Bearing Pressures ref. 00286 (prepared by Solid Geometry, dated 19/06/2018).

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

#### Informative(s):

1 Reason for granting approval:

The proposed minor internal reconfigurations at basement, ground and first floor levels will have no impact on the external appearance of the property. The reconfiguration of the positions of the rooflights would not be visible from street level and have negligible projection from the roof. The proposed changes to the front window casements and the rear window cills raised 700mm from the floor are considered to be acceptable and minor changes to the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11th June 2019 under ref 2017/6307/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance or impact on neighbour amenity. It is considered that the changes are minor in the context of the approved scheme and can be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 11th June 2019 under reference number 2017/6307/P and is bound by all the conditions and obligations 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 above the typed name and title.

Daniel Pope  
Chief Planning Officer

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