

Application ref: 2020/2113/P
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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:

**Flat 1st And 2nd Floor
33 Constantine Road
London
NW3 2LN**

Proposal: Alterations to rear roof lights, rear 2nd floor fenestration, rear terrace steps, railings and installation of ventilation extract grille to front elevation to planning permission granted under reference 2019/3781/P dated 22/11/2019 for 'Erection of roof extension involving rear dormer and front/rear rooflights. Alterations to rear terrace and replacement railings. Replacement of front windows with timber, rear fenestration alterations at 2nd floor and alterations to front garden.

Drawing Nos: Superseded: 360 PL 1 12; 360 PL 1 14 A; 360 PL 2 01 B; 360 PL 3 01 B and 360 PL 3 02 B.

Proposed: 360 MA 1 12 C; 360 MA 1 14 B; 360 MA 2 01 C; 360 MA 2 03; 360 MA 3 01 C and 360 MA 3 02 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 purposes of this decision, condition 3 planning permission 2019/3781/P dated 22/11/2019 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:

360_0_01; 360 PL 0 10 A; 360 PL 0 11; 360 PL 0 12; 360 PL 0 13 A; 360 0 14; 360 PL 0 21 A; 360 PL 0 26 A; 360 PL 0 31 A; 360 PL 0 32 A; 360 PL 1 10 A; 360 PL 1 11; 360 MA 1 12 C; 360 PL 1 13 A; 360 MA 1 14 B; 360 MA 2 01 C; 360 PL 2 02 B; 360 PL 2 06 B; 360 MA 3 01 C and 360 MA 3 02 C.

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would include alterations to rear roof lights, rear 2nd floor fenestration, rear terrace steps, railings and installation of ventilation extract grille to front elevation.

The approved rear rooflight on the main roof will be mildly altered in terms of its siting and scale. But it will still appear as a subordinate feature on the roof slope. The raised rooflight within the roof terrace will remain in the same location but the footprint will marginally change. The rear terrace steps will increase in depth and width to improve access which results in an extension of the balustrade along the steps.

The approved replacement rear doors and window at 2nd floor will have their siting slightly shifted but their scale and detailed design will remain similar. The rear window at 2nd floor will be replaced with a timber double glazed window. It will match the existing in terms of its detailed design, glazing pattern, material and scale. The ventilation grille for a bathroom is proposed on the front elevation at first floor is modest in scale and would not normally require planning permission.

The alterations to the rear would not be visible from the public realm but views would be possible from the private road to the rear at South End Close. The proposed amendments are considered acceptable in this instance and would overall result in minor changes to the approved scheme. It is considered that these changes would preserve the character and appearance of the host property, streetscene and conservation area. The revised proposal would comply with policies D1 and D2.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

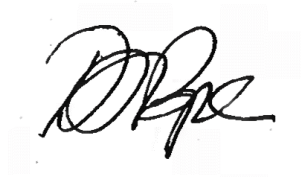
Given the nature, scale and siting of the alterations, the proposal is compliant with policy A1 and is not considered to cause harm to the amenity of neighbouring properties in terms of loss of light, privacy or overlooking.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 22/11/2019 under reference number 2019/3781/P. In the context of the approved scheme, it is considered that the amendments would not have any additional material impact.

- 2 You are advised that this decision relates only to the alterations to rear roof lights, rear 2nd floor fenestration, rear terrace steps, railings and installation of ventilation extract grille and shall only be read in the context of the substantive permission granted under 2019/3781/P dated 22/11/2019 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', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment

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