

Application ref: 2020/2558/P
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Date: 9 July 2020

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Mrs Harriet Collins
12 Richborough Road
London
NW2 3LU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
12 Richborough Road
London
NW2 3LU

Proposal: Reduction in number of rooflights and relocation and alteration to side window to erection of a single storey rear extension to dwelling approved under planning permission ref: 2019/4308/P dated 06/12/2019

Drawing Nos: Drawing Nos:

SUPERSEDED 1914_20_001 Rev C, 1914_20_002 Rev B, 1914_20_003 Rev -,
1914_21_001 Rev A, 1914_21_002 Rev A, 1914_21_003 Rev A,

REVISED 1914_20_001_ Rev D, 1914_20_002_ Rev C, 1914_20_003_ Rev A,
1914_21_001_ Rev B, 1914_21_002_ Rev B, 1914_21_003_ Rev B

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 2019/4308/P granted on 06/12/2019 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- 1914_20_001_ Rev D, 1914_20_002_ Rev C,

1914_20_003_ Rev A, 1914_21_001_ Rev B, 1914_21_002_ Rev B,
1914_21_003_ Rev B

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

Informative(s):

1 Reasons for granting NMA

This application relates to a previously approved scheme reference number 2019/4308/P granted on 06 December 2019. The proposal is to reduce the amount of rooflights on the side roofslope to 3 and well as relocate and alteration size of an existing. The reduction in number in number of rooflights would not have a material impact on the appearance of the host building.

Other amendments include alterations to the size and the position of an existing side elevation window at ground floor level. The replacement windows would measure 1.05m (w) x 1.5m (l) and be relocated along the same elevation closer to the host property's rear. The alterations are not considered to have a material impact on the character and appearance of the host property or streetscene. . The proposed window would front an existing 2.1m boundary wall with No.13 Richborough Road. Given the siting of the changes it is not considered to have an impact on the amenity of neighbouring occupiers or the future occupiers.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2019/4308/P granted on 06 December 2019.

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 set out in the description and on the application form shall only be read in the context of the substantive permission granted on 06 December 2019 under reference number 2019/4308/P 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
Director of Economy, Regeneration and Investment

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