

Application ref: 2020/2537/P  
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Date: 8 September 2020

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Orcadian Planning  
Windy Nook  
Chorleywood Bottom  
Rickmansworth  
WD3 5JB  
Herts

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**The Water House**  
**Millfield Lane**  
**London**  
**N6 6HQ**

Proposal: Revised location of lift and height of north side fence as an amendment to planning permission dated 30/10/2019 ref 2019/2584/P (for Installation of a new platform lift and associated alteration to the footpath, side fences and entrance gates to Fitzroy Park).

Drawing Nos:

Superseded- 17007- P007C, 008B, 008A-A

Approved- 17007- P007D, P008D (facing no. 51), P008D (facing no.53)

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 2019/2584/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- 17007- P001A, P002B, P003A, P004A, P005B, P006B, P007D, P008D (facing no. 51), P008D (facing no.53), P009D; Stannah LL900 platform lift drawings

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

Informative(s):

1 Reason for granting approval-

The amendments are a result of working up details and new survey information which now require relocating the approved platform lift enclosure westwards by about 1.3m into the site; in association with this is the raising in height by 1.2m - 1.5m of some side boundary fence panels to prevent overlooking to neighbours due to the sloping topography. The plans have been further revised since submission, following discussions with the neighbour at no. 51 to address his concerns of overlooking, and are considered acceptable. The scheme is hidden behind the front boundary gate and fence facing Fitzroy Park so will have no impact on the public realm and streetscene. The repositioned lift is a very minor change and has no impact. The raised height of side fences will not materially affect the character of the surrounding garden landscape or neighbouring residents' outlook.

One objection was originally received prior to the receipt of revised plans. This and the planning history of the site have been taken into account when coming to this decision.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2019/2584/P dated 30/10/2019. 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 and neighbour impact. 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 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 2019/2584/P dated 30/10/2019 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 be 'DRP', is written over a light blue rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment

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