

Application ref: 2020/4494/P
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Date: 22 October 2020

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TYPE STUDIO
c/o Sutton House
2-4 Homerton High Street
LONDON
E9 6JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
14 Wedderburn Road
London
NW3 5QG

Proposal: Non-material amendment to planning permission 2020/1568/P dated 10/07/2020 for 'Erection of rear single storey ground floor extension. Replacement and refurbishment of front/side windows and door at ground floor' approved; namely amendment to design of pitched rooflight.

Drawing Nos: Approved: 070.220 Rev.C; 070.320 Rev.C; 070.210 Rev.C; 070.300 Rev.C and 070.330 Rev.C.
Superseded: 070.220 Rev.B; 070.320 Rev.B; 070.210 Rev.B; 070.300 Rev.B and 070.330 Rev.B.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 2020/1568/P dated 10/07/2020 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:

070.010 Rev.A; 070.040 Rev.A; 070.045 Rev.A; 070.050 Rev.A; 070.060 Rev.A; 070.070 Rev.A; 070.080 Rev.A; 070.110 Rev.B; 070.120 Rev.B; 070.200 Rev.B; 070.210 Rev.C; 070.220 Rev.C; 070.300 Rev.C; 070.320 Rev.C; 070.330 Rev.C and Arboricultural Impact Assessment by SJ Stephens Associates ref. 1505 dated 12th March 2020.

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 alter the appearance of the raised rooflight on extension by altering the sides of the rooflight from glazed to solid by extending the roof material up. The size, height and siting of the rooflight would remain unchanged. Given the rear siting of the rooflight which is not visible from the street and that the scale and location remains the same it is considered that it would have no material impact on character and appearance of the host property or Conservation area. The reduction in glazing is not considered to have any impact on neighbouring amenity but it may reduce the amount of light spill.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2020/1568/P dated 10/07/2020. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development in terms of character 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 alterations to the raised rooflight's appearance and shall only be read in the context of the permission granted under 2020/1568/P dated 10/07/2020 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 written over a light blue rectangular background.

Daniel Pope

Director of Economy, Regeneration and Investment

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