

Application ref: 2019/4921/P  
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**Development Management**  
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Origin Architecture Ltd.  
5 Forest Way  
London  
N19 5XG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**2, 2A, 2B, 4, 4A, 4B,  
Upper Park Road  
London  
NW3 2UP**

Proposal: Non-Material Amendment related to planning permission 2017/4162/P dated 07/06/2018 for the erection of roof extensions and front balconies (at nos.2 - 4b Upper Park Road inclusive) and erection of 3 single-storey extensions at rear ground floor level (at 2, 4 and 4b Upper Park Road) to terrace of houses (Class C3) namely to amend the fenestration at rear first floor level (swapping the position of the window and French doors) and to replace the metal balustrade to the rear first floor terrace with a glass balustrade on No. 2.

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. 2 of planning permission 2017/4162/P dated 07/06/2018 shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 2**

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing 001 dated Feb 2018, Drawing 002 dated Feb 2018, Drawing 003d dated

Feb 2018, Drawing 04e dated Feb 2018, Drawing 05d dated Feb 2018, Drawing 006 dated Feb 2018, Drawing 07g dated Feb 2018, Drawing 8b dated Feb 2018, Drawing 10 dated Feb 2018, Drawing 12e dated March 2018, Drawing 13c dated Feb 2018, Drawing 014e dated Feb 2018, Drawing 17c dated Feb 2018, Drawing 22 dated Sept 2017, Drawing 23a dated Feb 2018, Drawing 27b dated Feb 2018, Drawing 29b dated Feb 2018, Drawing 41b dated March 2018, Drawing 42b dated Feb 2018, Drawing 43a dated Feb 2018, Drawing 45b dated Feb 2018, Drawing 46a dated Feb 2018, Arboricultural Impact Assessment dated 17th April 2018, Design and Access Statement dated 10.07.17, Sun Path Study. (As approved 07/06/2018)

Drawing 09e dated Oct 2019 (received on 24/09/2019)

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

#### Informative(s):

##### 1 Reason for granting permission

The current application is for amendments to the planning permission approved in 2018 (2017/4162/P). The occupier of 150a Haverstock Hill has objected to the application. They also objected to the original application so were aware of the proposals for this site. The approved scheme included the installation of new windows/doors at rear first floor level to provide access to an existing flat roof already enclosed by railings at No.2. That objection and their current one which raises similar concerns about impact on amenity have been taken into account when coming to a decision on this application.

The current application relates only to the means of enclosure of that first floor space and the windows and doors at No. 2.

The changes reverse the position of the first floor window and door, meaning that the doorway is set further away from the boundary of 150a Haverstock Hill. Whilst there would be some overlooking from the windows/doors and terrace, this would be no different to the impact of the permission as approved, indeed it may be less with the door positioned further away. The amendments themselves do not raise new amenity issues and would have no significant impact on the overall design of the scheme.

The proposal is to replace the metal balustrade with a glass one, this is considered to be a relatively small change to a scheme of this scale. The use of glass will provide a modern and contemporary finish which is appropriate given the age and design of the application properties. The use of glass is not considered to have any greater impact on the amenity of neighbours than the metal railings.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2017/4162/P dated 07/06/18. 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 set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 07/06/2018 under reference number 2017/4162/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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

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