

Application ref: 2020/4541/P  
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Date: 9 December 2020

**Development Management**  
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Da Vinci House  
44 Saffron Hill  
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EC1N 8FH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**50 Menelik Road**  
**London**  
**NW2 3RH**

Proposal: Non-material amendments to planning permission ref: 2020/1492/P dated 10/06/2020 for 'Erection of a rear dormer window, rooflights to the front and side and a two storey rear and side extension, alteration to rear facade, installation of double glazed windows to the front and new windows to the side elevation; 'namely to alter the fenestration on the first floor rear (north) elevation to remove timber cladding'.

Drawing Nos:

Superseded Plans: 0050-017 rev P02 and 0050-018 rev P02

Ammended Plans: 0050-017 rev P01 and 0050-018 rev P01

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 2020/1492/P dated 10/06/2020 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:

Drawing Nos: Cover Letter, Planning Statement, 0050-00 rev P01, 0050-01 rev P01, 0050-017 rev P01 and 0050-018 rev P01

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

Informative(s):

1 Reasons for granting approval:

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."

The proposed change to condition no. 3 is required to ensure consistency across the approved plans as well as to increase the levels of light into the first floor office space and simplify the design of the rear elevation. The proposed change includes the removal of the thin section of timber cladding that separates the two windows to provide a single uninterrupted window on the first floor rear extension northern/rear elevation.

The proposed change would be at the rear of the property and not visible from the streetscene. It is not considered to make a material difference to the character and appearance of the host building and locality.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 10/06/2020 under ref: 2020/1492/P. In the context of the permitted scheme, it is not considered that the amendments, either individually or cumulatively will have any material impact on the overall design idiom or neighbour amenities. 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 shall only be read in the context of the substantive permission granted on 10/06/2020 under planning permission ref: 2020/1492/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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer

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