

Application ref: 2020/5627/P
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Date: 6 January 2021

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AOC Architecture Ltd
38-50 Pritchard's Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

The Studio
North End Avenue
London
NW3 7HP

Proposal: Amendments to planning permission 2018/1315/P dated 23/07/2018 (Demolition of existing two-storey dwelling and erection of a replacement two-storey 4 bed dwelling), namely for an additional window to ground floor, new first floor balustrade and two additional rooflights.

Drawing Nos:

Superseded: 207_GA_121 Rev D, 207_GA_140 Rev C, 207_GA_141 Rev B
Proposed: 207_GA_121 Rev E, 207_GA_140 Rev D, 207_GA_141 Rev C

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 2018/1315/P 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: 207_GA_001 A, 207_GA_002 A, 207_GA_020 A, 207_GA_021, 207_GA_041, 207_GA_043, 207_GA_045, 207_GA_047, 207_GA_060 A, 207_GA_061, 207_GA_101, 207_GA_102 A, 207_GA_120 A,

207_GA_121 Rev E, 207_GA_140 Rev D, 207_GA_141 Rev C, 207_GA_143 A, 207_GA_145, 207_GA_147, 207_GA_160 A, 207_GA_161 A, 207_GA_162, Tree protection plan 17-537-TPP, Tree Survey Report Rev A dated Feb 2018, Ecological Appraisal dated 09/07/2018, CgMs Archaeological Assessment dated February 2018, AOC Design and Access Statement dated March 2018, Planning and Heritage Statement dated March 2018, Photographic Survey dated March 2018, Abbey Consultants energy demand statement dated March 2018.

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

Informative(s):

1 Reasons for approval-

The proposed amendments include the installation of two additional roof lights as well as an additional small window at ground floor level and a metal balustrade at first floor level on the west elevation of the approved development. The proposed amendments are considered to represent minor alterations that would not have a significant impact on the appearance of the west elevation as approved or the character of the surrounding conservation area. The rooflights would not be visible. The minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2018/1315/P dated 23/07/2018. 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 set out in the description and on the application form and shall only be read in the context of the substantive permission 2018/1315/P dated 23/07/2018 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
Chief Planning Officer

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