

Application ref: 2020/5612/P  
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Date: 22 April 2021

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USL Architects  
7 Progress Business Centre  
Whittle Parkway  
Burnham  
SL1 6DQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**31 Fitzjohn's Avenue**  
**London**  
**NW3 5JY**

Proposal: Replacement of approved rear windows at ground floor with patio doors as an amendment to planning permission 2019/0670/P dated 15/04/2019 (erection of single storey rear extension to lower ground floor flat and associated window alterations to the rear).

Drawing Nos: Superseded:FTH/PL/100 and FTH/PL/200.

Proposed: FTH/PL/100 REVA and FTH/PL/200 REVA.

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 2019/0670/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-

FTH/EX/100; FTH/EX/200; FTH/EX/400; FTH/PL/100 REVA; FTH/PL/200 REVA;  
FTH/PL/300; FTH/PL/400; Design & Access Statement.

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

Informative(s):

1 Reasons for granting approval-

The proposed patio doors would replace two approved rear windows at ground floor level and given their size, design and discreet location, are considered to have a minimal impact on the overall appearance of the building. The alterations would not be visible in the streetscene and would have limited impact on the appearance of the conservation area and neighbouring amenities.

The full impact of the scheme has already been assessed by virtue of the previous planning permission ref 2019/0670/P dated 15/04/2019. 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 minor in the context of the approved scheme and can therefore be regarded as a non-material amendment to the approved scheme.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021, and the National Planning Policy Framework 2019.

- 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 15/04/2019 under reference number 2019/0670/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 blue rectangular background.

Daniel Pope

Chief Planning Officer

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