

Application ref: 2020/1619/P
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Bell Cornwell LLP
Unit 501 The Print Rooms
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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:
24 Heath Drive
London
NW3 7SB

Proposal: Non material amendment of planning permission 2019/1705/P dated 19/09/2019 (amendment of 2018/0914/P dated 11/03/2019) for 'Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear; namely, changes to fenestration on north-east elevation and to roof lights.

Drawing Nos: Superseded drawings:0501 rev A, 1499 rev D, 1500 rev E, 1501 rev E, 1502 rev E, 1503 rev C, 1600 rev A, 1601 rev C, 1602 rev B, 1603 rev A, 1700 rev D, 1701 rev D, 1999 rev D, 2000 rev H, 2001 rev G, 2002 rev G, 2003 rev G, 2099 rev C, 2100 rev E, 2101 rev E, 2102 rev E, 2199 rev A, 2200 rev A, 2201 rev B, 2202 rev B, 2299 rev A, 2300 rev A, 2301 rev B, 2302 rev B, 3000 rev E, 3001 rev C, 3002 rev E, 3003 rev C, 3100, 3101 rev C, 3102 rev A, 3103 rev A, 3104, 3105 rev D, 3106 rev C, 3107 rev B, 3108 rev B, 3109 rev B, 3110 rev C, 3111 rev C, 3112, 4000 rev E, 4001 rev D, 4002 rev E, 4003 rev D, 5000, 5001 rev B, 5002 rev A, 5003, 5004, 6000, 6001, 6002, 6003, 6004, 6005 rev A, 6006, 6100 rev B, 6101, 6102, 6103 rev A, 6104, 6105, 6106, 6107, 6108, 6109, 6300, 7000, 7001, 7002, 8000, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2,

A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A.

Amended drawings: 0501 rev B, 1499 rev D, 1500 rev G, 1501 rev G, 1502 rev G, 1503 rev E, 1600 rev B, 1601 rev E, 1602 rev C, 1603 rev C, 1700 rev F, 1701 rev F, 1999 rev E, 2000 rev K, 2001 rev K, 2002 rev J, 2003 rev J, 2099 rev C, 2100 rev G, 2101 rev G, 2102 rev G, 2200 rev C, 2201 rev D, 2202 rev D, 2299 rev B, 2300 rev C, 2301 rev D, 2302 rev D, 3000 rev E, 3001 rev E, 3002 rev G, 3003 rev E, 3100 rev B, 3101 rev E, 3102 rev C, 3103 rev C, 3104 rev C, 3105 rev F, 3106 rev E, 3107 rev D, 3108 rev C, 3109 rev D, 3110 rev E, 3111 rev E, 3112 rev B, 3113 rev A, 3114 rev A, 3115 rev A, 3116 rev A, 3117 rev A, 3118 rev B, 3119 rev A, 3120 rev A, 3121 rev A, 3122 rev A, 3123 rev A, 3124 rev A, 3125 rev A, 3126 rev A, 3127 rev A, 4000 rev G, 4001 rev F, 4002 rev G, 4003 rev E, 5000, 5001 rev B, 5002 rev A, 5003, 5004, 6000 rev B, 6001 rev B, 6002, 6003 rev B, 6004 rev B, 6005 rev C, 6006 rev B, 6100 rev C, 6101 rev A, 6102 rev A, 6103 rev B, 6104 rev B, 6105 rev A, 6106, 6107, 6108, 6109, 6300, 7000 rev B, 7001 rev B, 7002 rev B, 8000 rev A, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; A(28)150 rev C3, A(28)152 rev C3, A(23)122 rev C3, A(23)109 rev C2, A(23)123 rev C3, A(23)124 rev C1, L(23)102 rev C3, L(23)103 rev C3, L(23)104 rev C3.

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 2019/1705/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 drawings and documents:

Existing Drawings: 0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings: 0501 rev B, 1499 rev D, 1500 rev G, 1501 rev G, 1502 rev G, 1503 rev E, 1600 rev B, 1601 rev E, 1602 rev C, 1603 rev C, 1700 rev F, 1701 rev F, 1999 rev E, 2000 rev K, 2001 rev K, 2002 rev J, 2003 rev J, 2099 rev C, 2100 rev G, 2101 rev G, 2102 rev G, 2200 rev C, 2201 rev D, 2202 rev D, 2299 rev B, 2300 rev C, 2301 rev D, 2302 rev D, 3000 rev E, 3001 rev E, 3002 rev G, 3003 rev E, 3100 rev B, 3101 rev E, 3102 rev C, 3103 rev C, 3104 rev C, 3105 rev F, 3106 rev E, 3107 rev D, 3108 rev C, 3109 rev D, 3110 rev E, 3111 rev E, 3112 rev B, 3113 rev A, 3114 rev A, 3115 rev A, 3116 rev A, 3117 rev A, 3118 rev B, 3119 rev A, 3120 rev A, 3121 rev A, 3122 rev A, 3123 rev A, 3124 rev A, 3125 rev A, 3126 rev A, 3127 rev A, 4000 rev G, 4001 rev F, 4002 rev G, 4003 rev E, 5000, 5001 rev B, 5002 rev A, 5003, 5004, 6000 rev B, 6001 rev B, 6002, 6003 rev B, 6004 rev B, 6005 rev C, 6006 rev B, 6100 rev C, 6101 rev A, 6102 rev A, 6103 rev B, 6104 rev B, 6105 rev A, 6106, 6107, 6108, 6109, 6300, 7000 rev B, 7001 rev B, 7002 rev B,

8000 rev A, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; A(28)150 rev C3, A(28)152 rev C3, A(23)122 rev C3, A(23)109 rev C2, A(23)123 rev C3, A(23)124 rev C1, L(23)102 rev C3, L(23)103 rev C3, L(23)104 rev C3.

Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data sheet; Conservation Specifications - Guidelines for service removal/installation document.

Samples - 'Old Victorian Pressed Medium Dark' brick panel by Furness; 'Corten Steel' sample by Kingspan.

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

For the purposes of this decision, condition no.4 of planning permission 2019/1705/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Documents: Draft Construction Management Plan and Appendices A.1, A.2, A.3, B & C; Structural Engineers Construction Method Statement rev P3 dated 30/01/2019; Planning statement dated February 2018; Planning Brochure rev B, prepared by Kyson; Heritage appraisal dated January 2018; Addendum Heritage Appraisal dated November 2018; Noise Impact Assessment ref: 12935-NIA 01 Rev C dated 20/04/2018; Specification for the Electrical Engineering Services rev 02 dated September 2018; Basement Impact Assessment dated March 2018; Email dated from Gabriel GeoConsulting Ltd; Addendum to Basement Impact Assessment dated 11/07/2018; Addendum to Basement Impact Assessment ref: GGC17597/R2.3/Add.2.1 dated March 2019; Daylight and Sunlight Amenity Report dated 20/04/2018.

Trees and Landscaping details: Cowley White Landscape Design Statement dated 20/12/2017; Landscape lighting specification sheets; Hard landscaping materials and specifications document; Cowley White Sketch drawings refs: 001 rev H, Landscape design layout ref 002 rev K, Landscape dimensioned plan ref 002 rev I, 003 rev H, 005 rev B, 006, 008; Planting Schedule; Tree Survey & Landscape Design ref: 508-16; Arboricultural Implication Assessment ref: 1948 24 Heath Drive AIA 1802-06rc.docx; Arboricultural Method Statement Ref: 1948 24 Heath Drive AMS 1802-06rc.docx; Tree Protection Plan - Build construction ref: 001 rev 002; Tree Protection Plan - Landscape construction ref 002 rev 001; Tree Survey and Tree Constraints Plan ref: 1948 24 Heath Drive Tree Survey Report 1610-31sc.docx; Ecology Report ref: 2348 - 24 Heath Drive Ecology Survey - 1707-21rc.docx; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx.

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

Informative(s):

1 Reasons for granting permission

The proposed amendments include the following alterations to the approved scheme:

- Minor changes to fitted furniture on the ground floor including using the former approved utility as a WC;
- Reconfiguration of rooms and bathrooms on the first and second floor;
- Minor changes to fitted furniture on the first floor.
- New window and repositioned door in the north-east elevation of the approved side extension;
- Alterations to the size of rooflights in the first-floor side extension roof;
- Removal of one rooflight in the north-east facing roof slope and one on the rooftop;
- New rooflight on south west elevation of the rear projection.

The proposed amendments are considered minor changes to the previously approved scheme. They would involve changes to the previously approved internal reconfiguration, and would not result in additional harm to plan form or historic fabric than previously approved. The Council's Conservation Officer has reviewed the proposals and confirmed there would be no new issues or impacts on the setting or significance of the listed building. The new window and repositioned door to the side extension would impact the new extension and would be a minor design change that would not impact the significance of the listed building. The changes to the rooflights would result in one less new rooflight and would not introduce additional overlooking concerns.

The proposals were revised following initial submission at officers' request to change inbuilt furniture so that it was moveable and did not cover up fireplaces; to remove a proposal for a Crittal door; and to remove a proposal to subdivide the first floor bedroom. Following these amendments, the proposals are considered acceptable.

Due to the nature of the proposals, they are not considered to introduce any new design or amenity impacts. The visual impact of the amendments would be limited and would not materially impact the architectural aesthetic of the approved scheme or the significance of the listed building. As such, it is considered that the changes can be regarded as a non-material variation of the approved scheme.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken and no objections were received prior making this decision. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 19/09/2019 under reference 2019/1705/P.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 19/09/2019 under reference number 2019/1705/P 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 grey rectangular background.

Daniel Pope
Chief Planning Officer

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