

Application ref: 2021/2621/P
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Date: 18 June 2021

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Place 54 Architects
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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:

**131 Haverstock Hill
London
NW3 4RU**

Proposal: Non material amendment for alterations to include changes to the Arboricultural Report of planning permission reference 2020/0684/P for Formation of vehicle hardstanding to replace the existing gravel driveway, widening of existing vehicle access, installation of bi-folding gates and proposed access to roof of dwellinghouse with associated balustrade to create a roof terrace (Use Class C3) granted 05/11/2020.

Drawing Nos: Arboricultural Impact Assessment dated 31st March 2021 Project No: 1544;

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 2020/0684/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- Site Location Plan; Arboricultural Impact Assessment 31st March 2021; 20013 (P) 5003; 20013 (P) 5004 Rev A; 20013 (P) 5005 Rev C; 20013 (P) 5006; 20013 (P) 5007; 20013 (P) 5008; 20013 (P) 5009 Rev A; 20013 (P) 5010; 20013(P) 5011;

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

Informative(s):

1 Reason for granting approval

The application seeks to amend the permitted scheme as approved under ref. 2020/0684/P specifically in relation to the driveway layout to accommodate a larger gravel space surrounding the existing tree. The proposed changes to the front driveway layout and material have been reviewed by the Councils Tree Officer who considers the associated tree protection details an improvement on the approved plans. No further tree protection details are required. The details are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development.

Whilst it is accepted that the proposed alterations to the front driveway will be visible from the public realm, in the overall context of the scheme, it is not considered that the amendments would have any adverse implications of the overall design of the scheme. The addition of the gravel pit around the existing street will protect and enhance the streetscene as well as the listed building. Therefore, it is not considered that this would materially alter nor impact on the design and appearance of the development.

The full impact of the scheme has already been assessed by virtue of the previous approval. In the context of the scale and design of the permitted scheme, it is considered that the amendments would not have any material effects on the approved development in terms of appearance and neighbour impact. It is considered that the changes can be regarded as a non-material variation of the approved scheme granted on 05/11/2020 under ref: 2020/0684/P.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision.

- 2 You are advised that this decision relates only to the changes within the revised Arboricultural Impact Assessment and shall only be read in the context of the substantive permission granted on 05/11/2020 under reference number

2020/0684/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 typed name.

Daniel Pope
Chief Planning Officer

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