

Application ref: 2021/4461/P
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Date: 24 November 2021

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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:

Flat A
11 Chesterford Gardens
London
NW3 7DD

Proposal: Non material amendment to planning permission 2021/0801/P granted 03/09/2021 for external alterations including erection of single storey rear extension. The proposed amendment is for the enlargement of 1x rear rooflight.

Drawing Nos: Previously approved: 2.03.01; 2.05.01; 2.05.02; 2.12.01; Site Location Plan; Design and Access Statement (Received, 22/02/2021); 2.12.02 Rev A; 2.13.01 Rev A; 2.14.01 Rev A; 2.14.02 Rev A (Received 13/08/2021)

Proposed Drawing Nos: 2.12.02B; 2.12.01.A (Received, 14/09/2021)

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 to 2021/0801/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:

2.03.01; 2.05.01; 2.05.02; 2.12.01; Site Location Plan; Design and Access Statement (Received, 22/02/2021); 2.12.02 Rev A; 2.13.01 Rev A; 2.14.01 Rev A; 2.14.02 Rev A (Received 13/08/2021); 2.12.02B; 2.12.01.A (Received, 14/09/2021)

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

Informative(s):

1 Reasons for granting permission:

Planning permission was granted on 03/09/2021 under reference number 2021/0801/P for erection of a single storey rear extension, alteration to the front boundary wall, preposition of the front main entrance door and stair to the house, and installation of replacement garage door and front bin store. The proposed amendment is for the enlargement of 1 rooflight to be installed to the roof of the ground floor rear extension of the host property. Given the location and appropriate design of the rooflight, the proposed addition would not be considered to affect the character and appearance of the host building, nor the wider area and therefore would be acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington Froggnal Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The other elements of the proposal would remain as granted under the previous permission. The full impact of the proposed development has already been assessed by virtue of the previous approval. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the addition is 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 works listed above and annotated on the drawings hereby approved. The non-material amendments hereby approved shall be read in the context of the substantive permission granted on 03/09/2021 under reference number 2021/0801/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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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