

Application ref: 2021/3395/P
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Date: 8 December 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:

**6 Fortess Grove
London
NW5 2HE**

Proposal: Non material amendments to planning permission 2020/4960/P (dated 01/03/2021) for 'Creation of roof terrace with associated external alterations' approved, NAMELY to alter location of roof access stair and rooflight.

Drawing Nos: Superceded drawings: FG01, FG02, FG03, FG04 A, FG05, FG06 B, FG07, FG08 A, FG09, FG10 A.

Revised Drawings: NW01 revB, NW02 revB, NW03 revB, NW04 revB, NW05 revB, NW06 revB, NW07 revB, NW08 revB, NW09 revB, NW10 revB, NW11 RevB.

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 2020/4960/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: NW01 revB, NW02 revB, NW03 revB, NW04 revB, NW05 revB, NW06 revB, NW07 revB, NW08 revB, NW09 revB, NW10 revB,

NW11 Rev.

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

Informatives:

1 Reason for granting approval:

The proposals were altered during the assessment to remove the potential visual impact of relocating the access rooflight and balustrade.

In the context of the original scheme, the revised alterations involving the repositioning of the rooflight and the access stairs below would not materially alter the approved development. The position of the balustrade and the size of the roof terrace would be unchanged and therefore the alterations would not be perceptible from the public realm. The proposals would therefore have no impact on the host building or the Kentish Town Conservation Area.

As such, the amendments do not raise any new issues or alter the substance of the approved scheme, and can therefore be treated as non-material and are considered to be acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval (2020/4960/P) granted on 01/03/2021. In the context of the permitted scheme, it is not considered that the amendment would have any material effect or impact on the amenity of any nearby occupiers or neighbouring properties.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 01/03/202. and is bound by 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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