

Application ref: 2021/5424/P
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Date: 22 February 2022

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Kokorelia Architects Ltd
29 Kings Avenue
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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:

**47 Regent's Park Road
London
NW1 7SY**

Proposal: Amendment to planning permission ref: 2020/3469/P dated 17/11/2020 (for "Replacement of windows and French doors with timber framed fenestration, including lowering of cill at rear window to install new French doors. New bathroom vent and relocation of boiler flue at side elevation."), namely to allow addition of a wall-mounted external gas meter on side elevation.

Drawing Nos: Superseded drawing: AP221 R0
Proposed drawings: AP221 R2.

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 2020/3469/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, AP00 00, Existing Drawings: AP100 R00, AP120 R0, AP121 R0, AP122 R0, AP110 R0, Proposed Drawings: AP200 R00, AP220 R2, AP221 R2, AP222 R1, AP210 R0.

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

Informative(s):

1 Reasons for granting approval:

The amendment to the approved scheme would involve the siting of a white gas meter box to the flank elevation of the host property. It is noted that there is an existing gas meter box affixed to the rear wing elevation serving another property within the building.

The proposed installation is considered to be a modest addition which will have no material or harmful impact on neighbouring residential amenity, the appearance of the property nor the character of the Mews Lane and the Primrose Hill Conservation Area.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2020/3469/P dated 17/11/2020. The proposed amendment is considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 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 17/11/2020 under reference number 2020/3469/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



Daniel Pope
Chief Planning Officer

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