

Application ref: 2022/0003/P
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Date: 24 March 2022

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Xul Architecture
33 Belsize Lane
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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:

Basement Flat
24 Kemplay Road
London
NW3 1SY

Proposal: Non-material amendment to application re 2020/3911/P dated 11/01/2021 for 'Erection of a single storey lower ground floor extension with excavation of rear garden, landscaping alterations, and alterations to lower ground floor fenestration.' Changes include removing opaque glazing and clear glazing roof lights from the top of the roof and replace with an clear opening with associated internal alterations.

Drawing Nos: Drawing Nos: PA-01 (P-02), PA-02 (P-02), PA-03 (P-01), PA-04 (P-01)

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 2020/3911/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- PA-01 (P-02), PA-02 (P-02), PA-03 (P-01), PA-04 (P-01), Basement Impact Assessment ref: LBH4606bia by LBHGEO dated July 2020 and supplementary letter by LBHGEO dated 03/12/2020, Letter by Landmark Trees ref: XUL/24KPR/AIA/Ltr/01a, Surface Water Drainage document ref:

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would primarily alter the design roof light on the single storey rear extension. Instead of the opaque and clear glazing on the approved plans this has opened to a light well with internal windows.

Given that this alteration is not seen publically, does not alter the dimensions of the extension and would only impact the inhabitants, it would not have any material impact on the character and appearance of the host property.

This change would not have any material impact on the residential amenity to neighbouring residents.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11/01/2021 under ref. 2020/3911/P. 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 changes are 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 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 11/01/2021 under reference number 2020/3911/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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