

Application ref: 2022/2224/P
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Date: 3 October 2022

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Xul Architecture
33 Belsize Lane
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NW3 5AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
44 Grafton Road
London
NW5 3DU

Proposal: Amendment to approved 2021/5185/P dated 11/03/2022 (for: First floor rear extension, new roof to existing ground floor extension and facade alterations to the ground floor at the rear) CHANGES are: to increase the length of approved rooflight to ground floor extension and adjustment of position of sash window on approved first floor rear extension.

Drawing Nos: Superseded: PA-00 Rev P- 00 (Proposed Site Plan), PA-01 Rev P-00 (Proposed Plans), PA-02 Rev P-01 (Proposed Elevations and Sections).

Approved: NMA PA-00 Rev P-01 (Proposed Site Plan), NMA PA-01 Rev P-01 (Proposed Plans), NMA-PA-02 Rev P-01 (Proposed Elevations and Sections).

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reasons for granting approval of details.

Part of the parent permission included a window to the new first floor extension, a number of rooflights to the first floor extension and new rooflights to the roof of the ground floor extension.

Amendments of a minor nature are proposed, including that the window to the first floor rear extension would be slightly higher (200mm further above the roof below) than previously approved. The change is considered to be non-material in terms of the design and appearance of the resulting extension and no material amenity impacts would result.

On the ground floor extension an approved rooflight would be increased in size to be marginally longer. It would be similar in size and appearance as approved and would not materially alter the scheme's appearance or impacts.

Overall, the proposed changes are considered negligible and would not affect neighbour amenity; as such it is considered the proposal can be regarded as a non-material variation of the approved scheme. The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2021/5185/P dated 11/03/2022.

- 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 11th March 2022 under reference number 2021/5185/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 2021.

Yours faithfully



Daniel Pope
Chief Planning Officer

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