

Application ref: 2022/4692/P  
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Date: 12 April 2023

**Development Management**  
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Donald Shearer Architects  
Scholar's House  
Shottery Brook Office Park  
Timothy's Bridge Road  
Stratford-Upon-Avon  
Warwickshire  
CV37 9NR

Dear Sir/Madam

## DECISION

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

#### Permission in Principle Granted

Address:

**140A Maygrove Road  
London  
NW6 2EP**

Proposal:

Permission in principle for the demolition of the existing workshop building and the redevelopment of the site to include the erection of 1 to 3 residential dwelling houses.

Drawing Nos:

The Council has considered your application and decided to grant permission in principle having regard to the provision of the following informative(s):

[POSSIBLE TO STATE what documents the PiP has been granted in accordance with the provisions of the development plan, so far as material to the application, a post-examination draft neighbourhood development plan, so far as material to the application, any local finance considerations, so far as material to the application, and any other material considerations.]

Informative(s):

- 1 This permission ceases to have effect at the end of three years from the date of this permission (or such other period as may be specified herein).

Reason: In order to comply with the provisions of Section 59(A)8 of the Town

and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted in principle requires full planning permission following the submission of an application for Technical Details Consent to the Council to be granted.

Reason: In order to comply with the provisions of Section 59(A)8 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby permitted must be begun not later than the end of three years (or such other period as may be specified) from the date of this permission.

Reason: In order to comply with the provisions of Section 59(A)8 of the Town and Country Planning Act 1990 (as amended).

- 4 An application for Technical Details Consent will not apply where the permission in principle has been in force for longer than a period specified in the permission, and / or where there has been a material change of circumstances since the permission came into force.

Reason: In order to comply with the provisions of Section 59(A)8 of the Town and Country Planning Act 1990 (as amended).

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer