

Application ref: 2023/1456/P
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Date: 2 May 2023

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CBRE Ltd
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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:

**Abbey Estate 3
Abbey Road
London
NW6 4DX**

Proposal: Amendment to the wording of condition 44 of planning permission ref: 2022/2542/P granted 03/03/2023 (for the 'Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Class C3) and ground floor commercial space (Class E) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works').

Drawing Nos: Cover letter by CBRW dated 05/04/2023.

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.44 of planning permission 2022/2542/P dated 03/03/2022 shall be replaced with the following condition:

REPLACEMENT CONDITION 44

Prior to implementation, a stopping-up order application will be submitted to the highway authority and approved by the highway authority prior to closure of the

stopping-up area.

Reason: To ensure any public rights of way are legally closed before being developed.

Informative(s):

1 Reason for granting approval:

The changes to condition 44 (requiring the approval of the stopping-up order) do not alter the purpose of the condition but bring the wording in line with current practice in order to ensure that the public rights of way are legally closed prior to being developed. It would still exercise the same control over the need to submit a stopping-up order and so would not have a material impact on the finished development.

Condition 44 of planning application 2022/2542/P dated 03/03/2023 required that: Prior to implementation, a stopping-up order will be submitted to and approved by the highway authority.

The proposed amendment would change the wording of condition 44 to: Prior to implementation, a stopping-up order application will be submitted to the highway authority and approved by the highway authority prior to closure of the stopping up area.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2022/2542/P dated 03/03/2023. In the context of the permitted scheme, the amendment would not have any material effect on the approved development.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 03/03/2023 under reference number 2022/2542/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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