

Mr Joseph Edwards
Edwards Wilson
The Tower
St Margaret Pattens Church
London
EC3M 1HS

Application Ref: **2019/2597/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

13 June 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

St Peters Church Vicarage
53 Belsize Square
London
NW3 4HJ

Proposal: Amendments (including changes to vicarage's internal layout, removal of sliding doors to courtyard, changes to landscaping to provide step free access, change from glazed roof to solid roof, and introduction of an access hatch for maintenance) to planning permission ref: 2016/2470/P dated 18/11/2016 for the Demolition of existing vicarage and erection of a terrace comprising a replacement 3 bedroom vicarage with 1 bed flat above and a further 2 x 4 bedroom terrace houses with associated hard and soft landscaping.

Drawing Nos:

Superseded Drawings: 1984-01-DRG-050, 1984-01-DRG-051, 1984-01-DRG-052, 1984-01-DRG-053, 1984-01-DRG-100, 1984-01-DRG-101, 1984-01-DRG-102, 1984-01-DRG-103, 1984-01-DRG-200, 1984-01-DRG-202, 1984-01-DRG-203, 1984-01-DRG-300, 1984-01-DRG-301.

Amended Drawings: 050, 051, 052, 053, 100, 101, 102, 103, 200, 202, 203, 300, 301.



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.2 of planning permission 2016/2470/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 1984-01-DRG-001, 1984-01-DRG-002, 1984-01-DRG-003, 1984-01-DRG-004, 1984-01-DRG-005, 1984-01-DRG-106, 050, 051, 052, 053, 100, 101, 102, 103, 200, 1984-01-DRG-201, 202, 203, 1984-01-DRG-204, 300, 301 1984-01-DRG-302; Draft Construction Management Plan dated April 2016; Daylight and Sunlight Assessment dated April 2016; Design and Access Statement reference 1984-01; Sustainability & Energy Statement dated 14 April 2016; Landscape Document issue 3 dated 14 April 2016; Planning Statement dated April 2016; and Arboricultural Impact Assessment Report & Outline Method Statement ref: JNR/SPV/AIM/01b dated 25 April 2016.

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

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Informative(s):

1 Reason for granting permission:

The proposed amendments to the approved scheme include changes to the vicarage; the two adjoining terrace houses would not be altered. The amendments involve changes to the internal layout which would not require planning permission; removal of sliding doors to courtyard and their replacement with a swing door to improve energy efficiency; changes to landscaping to provide step free access; change from the approved glazed roof to a solid roof; the introduction of an access hatch for maintenance; and a slight increase in the depth of the entrance canopy to allow for the installation of insulation. The changes are principally internal alterations which would not be visible from the public realm. The changes to the roof include the replacement of an area of glazed roof with a solid roof and the installation of a roof access hatch. There would be very limited public views of these alterations and they are not considered to alter the architectural aesthetic of the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 18/11/2016 under ref 2016/2470/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance or 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 shall only be read in the context of the substantive permission granted on 18/11/2016 under reference number 2016/2470/P and is bound by all the conditions and obligations 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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