

Application ref: 2024/2132/P
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Metropolis Planning and Design
20-22 Wenlock Road
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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:
47 Heath Street
London
NW3 6UA

Proposal: Non-material amendments to planning permission 2022/2354/P, granted subject to a legal agreement on 27/03/2024 for 'Conversion of part ground and first, second and third floor from ancillary offices and self-contained flat to provide 1 no. 3 bedroom flat, 4 no. studio flats and 1 no. 2 bedroom house': - namely to provide 3 no. 2 bedroom flats and 1 no. 2 bedroom house.

Drawing Nos:
Existing (2022/2354/P) approved drawings
22/3493: 11A, 12A, 13A

Replacement drawings
1228: 100, 101, 102

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 2022/2354/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 drawings/document:

1228:- 100, 101, 102

22/3493: 01, 02, 03, 04, 05, 06, 07, 14, 15, Planning & Heritage Statement (Paddington Planning)

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

Informative(s):

1 Reason for granting approval:-

Full planning permission (ref. 2022/2354/P) was granted, subject to a legal agreement, on 27 March 2024 for the following development :- 'Conversion of part ground and first, second and third floor from ancillary offices and self-contained flat to provide 1 no. 3 bedroom flat, 4 no. studio flats and 1 no. two bedroom house'

The proposed amendments consist of internal reconfigurations to form 3 x 2 bedroom flats and 1 x 2 bedroom house. Essentially, the two storey part of the building on Holly Bush Vale would remain as a 2 bedroom house while a 2 bedroom flat would be provided on each of the 1st, 2nd and 3rd floors of the main (Heath Street/Holly Hill) building.

The proposed amendments would have no material impacts on any of the relevant planning issues.

A reduced quantum of units would be provided. Nevertheless, the proposal would result in the provision of 4 new dwellings and while there would be a reduced number of new dwellings the proposal would still comply with the policies for providing new housing (H1) and strategic growth (G1). The proposed residential floorspace would remain the same. There would be no loss of residential floorspace.

The amendments would not have any dwelling type/mix or quality of accommodation impacts. The development would still comply with the dwelling size priorities identified in policy H7 and the unit sizes would comply with the minimum size requirements in the Technical Housing Standards (nationally described space standards) and there would be no effects on the quality of accommodation for future occupiers.

The external alterations of the building would not change and there would be no effects on the character or appearance of the area. There would also be no added impact on the amenity of any neighbouring occupiers in terms of noise or disturbance.

The parent planning permission (2022/2354/P) was the subject of a legal agreement to prevent future occupiers from obtaining car parking permits and secure a financial contribution of £101,100 towards the provision of affordable

housing. These requirements do not change as a result of the proposed amendments. There is no change to the residential floorspace and consequently, no change to the agreed contribution towards the provision of affordable housing. The car-free obligation applies to 'occupiers of the development'. As such, the obligation would continue to apply to the units and there would be no effects in terms of the Council's sustainable transport policies.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted (subject to a legal agreement) under ref 2022/2354/P dated 27/03/2024. 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 land use, dwelling mix/types, affordable housing, transport, appearance or neighbour impacts.

The proposed changes can therefore be agreed as minor and 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 27/03/2024 under reference number 2022/2354/P and is bound by all the conditions and the S.106 agreement dated 27/03/2024 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 2023.

Yours faithfully



Daniel Pope
Chief Planning Officer

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