

Application ref: 2024/3193/P  
Contact: Daren Zuk  
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Date: 23 September 2024

**Development Management**  
Regeneration and Planning  
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3rd Floor  
10-12 Emerald Street  
London  
WC1N 3QA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Flat B**  
**57 Albert Street**  
**London**  
**NW1 7LX**

Proposal:

Variation of Condition 2 (Approved Plans) of planning permission 2023/4802/P dated 25/03/2024 for 'Replacement of ground floor rear window and door with 2 sets of double doors and installation of Juliet balcony', namely for alterations to the ground floor rear Juliet balcony.

Drawing Nos: Drawing Nos. Superseded:  
(Prefix 400-DWG) 100 rev P2, 101 rev P2, 102 rev P2

Drawing Nos. Proposed:  
(Prefix 400-DWG) 000 rev P2, 001 rev P2, 002 rev P2, 003 rev P2, 050 rev P2, 051 rev P2, 052 rev P2, 100 rev P3, 101 rev P3, 102 rev P3, 300 rev P2, 310 rev P2, Heritage Impact Assessment Rev 2 prepared by Studio Astragal dated March 2024, Statement of Heritage Significance Rev 1 prepared by Studio Astragal dated March 2024, Design and Access Statement Rev 2 dated March 2024

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, Condition 2 of Planning Permission 2023/4802/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:

(Prefix 400-DWG) 000 rev P2, 001 rev P2, 002 rev P2, 003 rev P2, 050 rev P2, 051 rev P2, 052 rev P2, 100 rev P3, 101 rev P3, 102 rev P3, 300 rev P2, 310 rev P2, Heritage Impact Assessment Rev 2 prepared by Studio Astragal dated March 2024, Statement of Heritage Significance Rev 1 prepared by Studio Astragal dated March 2024, Design and Access Statement Rev 2 dated March 2024

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

Informative(s):

- 1 Reasons for granting approval.

The proposed amendments to the approved scheme are limited to replacement of the approved Juliet balcony at rear with a large window. The window will be double-glazed timber framed and feature the same decorative brick lintel as the approved scheme.

The proposed amendments are minor in scope and scale and do not alter the overall dimensions or intent of the scheme and would therefore not impact the character of the building or proposed alterations. They would not have any material impact on the character and appearance of the Grade II listed host property or the Conservation Area.

The amendments would not have any material impact on the amenity of neighbouring occupiers, including impacts on daylight/sunlight, outlook, noise, or privacy.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 25/03/2024 under ref. 2023/4802/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 and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as non-material variation of the approved scheme.

- 2 You are advised that this decision related 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 25/03/2024 under ref. 2023/4802/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 the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer