

Daniel Rinsler and Co
1 Berkeley Street
London
W1J 8DJ

Application Ref: **2011/4538/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

11 October 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 2009
Planning Act 2008

Refusal of Non Material Amendments to planning permission

Address:
25 Agar Grove
London
NW1 9SL

Proposal: Amendments comprising the relocation of cycle storage from ground to basement floor level and the relocation of waste and recycling storage from ground to basement floor level for the Class A4 use and from ground floor to within each flat for the residential units pursuant to planning permission granted on 01/09/2010 (Ref. 2010/0086/P) for (The erection of a mansard roof extension, replacement of existing 1-2 storey side extensions with a single storey extension plus enclosed stair to first floor level and the conversion of the 1st, 2nd and new 3rd floors from ancillary public house accommodation (use class A4) to 5 self-contained residential flats (2x1 bed, 2x2 bed and 1x3 bed)).

Drawing Nos: Site Location Plan; GA/01B; 02B; PL-204.

Reason(s) for Refusal

- 1 The drawings and supporting information submitted show the relocation of cycle parking from ground to basement floor level, which results in a material change to the accessibility of the facility to the detriment of the standard of accommodation



provided. It would also have consequent implications for meeting the requirements of condition 5 of the original permission. It is thus considered to constitute a material alteration to Planning Permission ref 2010/0086/P, dated 01/09/2010.

- 2 The drawings and supporting information submitted show the relocation of waste and recycling storage from ground to basement floor level for the Class A4 use and from ground floor to within each flat for the residential units, which results in a material change to the accessibility of the commercial facility and removes the formal provision for future residential occupiers to the detriment of the standard of accommodation provided. It is thus considered to constitute a material alteration to Planning Permission ref 2010/0086/P, dated 01/09/2010.

Informative(s):

- 1 With regard to any future proposal at the site it is considered that dedicated areas for cycle parking and waste and recycling facilities should be provided. The ground floor level of the building is considered to be the most appropriate location for such facilities.
- 2 It is noted that as a consequence of the proposed alterations this would also have subsequent implications for the access to the upper floors of the building. However a proposed first floor plan or elevations have not been submitted, which means it is unclear what impact this would have on the size and internal arrangement of the upper floor flats, the external design or to the operation of the A4 unit. In the absence of this information (or any reference to it in the submission) this element has not been considered as part of this application.

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