

Mr Doug Brown  
JWDB Planning  
51 London Road  
Ramsgate  
Kent  
CT11 0DD

Application Ref: **2014/1794/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

24 September 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Refusal of Non Material Amendments to planning permission**

Address:  
**Guinness Court  
St Edmund's Terrace  
London  
NW8 7QE**

Proposal: Non-material amendment to approved permission 2010/4850/P for conversion of ground floor cycle store to porter's lodge and relocation of cycle store to basement car park.

Drawing Nos: Site location plan; 20-01 Rev A; 20-02; 20-03; 20-04; 20-05; proposed basement cycle parking alternative D.

#### Reason(s) for Refusal

- 1 The proposed amendment would result in a material change to the accessibility of the cycle store and therefore cannot be considered 'non-material' to the original planning permission 2010/4850/P granted 13/12/2010.

#### Informative(s):

- 1 The proposed basement cycle store would provide poor access for cyclists and would not be supported if a s73 application (minor material amendment) were to be submitted. A suitable alternative location should be investigated or the cycle store



should remain in the location shown on approved drawing 20-01 Rev A.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment

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