

Mr. Brendan Hodges  
Nathaniel Lichfield & Partners  
14 Regent's Wharf  
All Saints Street  
London  
N1 9RL

Application Ref: **2015/2116/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

12 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**48 Elsworthy Road**  
**London**  
**NW3 3BU**

Proposal: Alterations to the internal configuration at basement level, modification of the openings to the southern wall, alterations to the glazing of the internal courtyard at basement level and replacement of the window to the rear at ground floor level, as amendment to planning permission reference 2012/1680/P dated 21/05/12 for excavation of basement with rear lightwell and glass balcony over at rear ground floor level.

Drawing Nos: Approved drawings: 20/REV00, 21/REV00, 22/REV01, 47/REV01, 50/REV00, 51/REV00, 52/REV00, 70/REV01, 71/REV01.  
Superseded drawings: 400/L/06A, 400/L/09/A, 400/L/11/A, 400/L/12/A, 400/L/13/B

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 3 of planning permission 2012/1680/P dated 21 May 2012 shall be replaced with the following condition:



The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 20/REV00, 21/REV00, 22/REV00, 40/REV01, 47/REV01, 50/REV00, 51/REV00, 52/REV00, 70/REV01, 71/REV01.

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

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reason for granting permission:

The amendments to the approved scheme involve the internal reconfiguration of the ancillary floorspace at basement level, installation of new opening to the southern wall and the replacement of the full length windows with traditional length windows to the rear elevation at ground floor level.

The proposed alterations are minor and appropriately designed and would not be visible from the public domain nor would materially alter the appearance of the host building or character of the surrounding area. It is therefore considered that the alterations are not materially different from the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 21 May 2012 under reference number 2012/1680/P. In the context of the approved scheme, it is considered that the amendments would not have any further impact on design or amenities.

2 You are advised that this decision relates only to the changes highlighted in the description and shall only be read in the context of the substantive permission granted on 21 May 2012 under reference number 2012/1680/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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



Ed Watson  
Director of Culture & Environment

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