

Mr Donald Shearer  
Donald Shearer Architects  
Unit 4  
Scholars House  
Shottery Brook Office Park  
Timothys Bridge Road  
Stratford-Upon-Avon  
Warwickshire  
CV37 9NR

Application Ref: **2015/2647/P**Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

22 May 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**9 & 11 Mansfield Road**  
**London**  
**NW3 2JD**

Proposal: Alterations to northern front elevation fenestration and lightwells, to erection of a part two storey, part three storey plus basement building approved under planning permission 2014/1495/P dated 31/03/2015.

Drawing Nos: Superseded: (1122-BA-) 113B, 114B, 115B, 116B, 119, 124, 127 and 131.

Proposed: (1122-BA-) 113C, 114C, 115C, 116C, 119B, 124A, 127A and 131A

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 no. 3 of planning permission 2014/1495/P shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: (1122-BA-) 100, 101A, 102A, 103A, 104A, 105, 106A,



107A, 108, 109, 110, 111, 112A, 113C, 114C, 115C, 116C, 117B, 118B, 119B, 120B, 121B, 122A, 123B, 124A, 125B, 126A, 127A, 128A, 129B, 130A, 131A.

Supporting documents:

Martin Redston Associates Proposed Construction Method Statement and Sequence of Works (ref 13.111) dated 24th May 2013

BRE Global The Code for Sustainable Homes (ref BRE-00021458-DS-001-00)

Donald Shearer Architects Design and Access Statement dated 24.02.2014 (ref 1122BA001)

Rambolls Basement Impact Assessment Revision 3 dated 10.12.2014

Donald Shearer Architects Lifetimes Home Compliance dated 24.02.2014

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 The proposed amendments include the removal of two windows at ground, first and second floor levels and moving the basement lightwells and windows by 300mm. These changes would not significantly alter the appearance of the building and would simplify the facade, retaining the fenestration symmetry. The proposed amendments would have no impact on the amenity of nearby residential occupiers and the windows would still allow sufficient natural light to reach the habitable rooms of the proposed residential flats.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 31st March 2015 reference 2014/1495/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

- 2 You are advised that this decision relates only to the alterations to the positioning of the front elevation windows and lightwells and shall only be read in the context of the substantive permission granted on 31st March 2015 under reference number (2014/1495/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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