

Application Ref: **2015/0944/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

25 August 2015

Mr. Richard Davies
Davies Architects
28 Elliott Square
London
NW3 3SU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
48 Delancey Street
London
NW1 7RY

Proposal: Changes to roof design involving the change from lead clad roof to glazed roof on approved conservatory extension with associated external alterations to doors and stairs on approved conservatory extension approved under planning permission 2014/7172/P dated 09/02/15.

Drawing Nos: Site location plan, DEL-PL-GA-02A, DEL-PL-GA-03A, DEL-PL-GA-05A, DEL-PL-GA-06A, DEL-PL-GA-09A, Design and access statement and Heritage statement by Davies Architecture dated 14/11/2014.

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

Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans [Site Location Plan; Design and Access Statement; Heritage Statement; Existing basement plan DEL-EX-01; Existing ground floor plan DEL-EX-GA- 02; Existing first and second floor plan DEL-EX-GA-03; Existing third



floor and roof plan DEL-EX-GA-04; Existing front and rear elevations DEL-EX-GA05; Existing section A DEL-EX-GA-06; Existing section B DEL-EX-GA-07; Existing section E DEL-EX-GA-08; Existing section D & E DEL-EX-GA-09; Proposed basement floor plan DEL-PL-GA-01; Proposed revised ground floor plan DEL-PLGA-02A; Proposed revised first and second floor plans DEL-PL-GA-03A; Proposed third floor and roof plan DEL-PL-GA-04; Proposed revised front and rear elevations DEL-PL-GA-05A; Proposed section A DEL-PL-GA-06A; Proposed section B DEL-PLGA-07; Proposed section C DEL-PL-GA-08; Proposed section D & E DEL-PL-GA09A.]

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 Reasons for granting permission:

The amendments to the approved scheme involving the change to roof from lead clad to glazing and associated works to doors and stairs on approved conservatory extension are considered acceptable. The proposed alterations are minor and appropriately designed and as such would not materially impact on the appearance of the building. Further, the proposal would not harm the special character of the host building which is a listed, the terrace or the character and appearance of the wider conservation area. The revised alterations are similar in nature to the original proposal and not materially different from the approved scheme.

The minor alterations proposed to the building would not have a detrimental impact on the amenity of any neighbouring occupiers.

The full impact of the scheme has been assessed by virtue of the previous approval granted under planning permission 2014/7172/P dated 9th February 2015. In the context of the approved scheme, it is considered that the amendments would be non-material.

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 2014/7172/P dated 9th February 2015, 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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