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40 Uxbridge Road
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W5 2BS

Application Ref: **2015/4814/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

30 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
52 Prince Of Wales Road
London
NW5 3LR

Proposal: Replacement of 5 full height tilt-and-turn windows on eastern facade by 5 casement windows with fixed bottom panels and top opening windows, as an amendment to planning permission granted 10/01/2006 (ref: 2005/4187/P), as later revised by certificate of lawfulness granted 05/11/2008 (ref: 2008/3688/P), for redevelopment of site by the erection of a 7 storey mixed use building to accommodate Class D1/A1/A2/A3 or B1 units and 55 residential flats plus basement parking.

Drawing Nos:
Superseded plan- KTW4/P A2/03 Rev C
Proposed plan- 7982-002; Design and Access Statement by John Rowan dated August 2015.

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

For the purposes of this decision, condition no.15 of planning permission 2005/4187/P (as added by a Non-Material Amendment dated 3.9.12 ref 2012/4167/P) shall be replaced with the following condition:



REPLACEMENT CONDITION 15

The development hereby permitted shall be carried out in accordance with the following approved plans-

Schedule of Documents for Planning Application; Planning Statement; Areas Summary; Site Location Plan; Design Report; EcoHomes Assessment; Acoustic Report; KTW4/E A0/01, A0/02, A0/03 Rev A, A0/04A, A0/05, A0/06; KTW4/E A2/01, A2/02, A2/03, A2/04; KTW4/P A1/01 Rev D, A1/02 Rev F, A1/03 Rev C, A1/04 Rev A, A1/05 Rev A, A1/06 Rev A, A1/07 Rev A, A1/08 Rev A, A1/09 Rev A, A1/10 Rev A; KTW4/P A2/01, A2/02 Rev B, A2/04 Rev C; KTW4/P A3/01 Rev C, A3/02; KTW4/P A4/01 Rev A; Design and Access Statement by John Rowan dated August 2015.

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

Informative(s):

1 Reasons for granting permission.

The proposed amendment, namely the replacement of 5 approved full height tilt-and-turn windows on the eastern facade by 5 casement windows with fixed bottom panels and top opening windows, are considered to be minimally different in design and otherwise have the same location, size and materials. Given their location on the rear elevation facing a railway line and their minor nature, the change would not significantly alter the appearance of the building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 10/01/2006 under ref: 2005/4187/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 10/01/2006 under ref 2005/4187/P and is bound by all the conditions and obligations 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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