

Ms Summer Wong  
CgMs Consulting  
7th Floor  
140 London Wall  
London  
EC2Y 5DNApplication Ref: **2015/5524/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

23 October 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Grant of Non Material Amendments to planning permission**Address:  
**187-199 West End Lane**  
**West Hampstead**  
**London**  
**NW6 2LJ**

Proposal: Amendments to the roof level block A-E, alteration to Block F layout and elevations, alteration to Block G stairwells, and internal alteration at Block B ground floor to accommodate a residents' fitness suite in place of a plant room to the mixed use development as approved under planning permission (2011/6129/P) dated 30/03/2012 and as revised by permission (2013/1924/P) dated 15/07/2013 and permission (2013/6627/P) dated 13/06/2014.

Drawing Nos: Covering Letter from CgMs dated 29 September; Planning Report WCEC Architecture dated 23 September 2015; PL-01-C; PL-02-C; PL-03-C; PL-04-C; PL-05-C; PL-06-B; PL-07-A; PL-15-B; PL-24-A; PL-27-C.

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. 1 of planning permission 2013/6627/P shall be replaced with the following condition:



REPLACEMENT CONDITION 1 - (which subsequently replaces condition 11 of permission 2011/6129/P)

The development hereby permitted shall be carried out in accordance with the following plans approved under reference 2013/1924/P:

Site location Plan; (Prefix-12-316) PL-00, PL-01 -A, PL-02 -A, PL-03 -A, PL-04 -A, PL-05 -A, PL06, PL-10 -A, PL-11 -A, PL-12 -A, PL-13 -A, PL-14-A, PL-15, MP\_01, MP\_02, MP\_03 A, MP\_04 A, MP\_05 A, MP\_06 A, MP08, ELE\_07 B, ELE\_08, SS\_04, BG01 A, RET01; Statement in support of Section 73 Application undated; letter from Ian Lawson dated 28 May and revised 03 June; Accommodation schedule by WCEC Architects; Landscape and Public Realm Strategy November 2011; Design and Access Statement dated November 2011 by John Thompson and Partners.

AND as variously superseded by plans approved under reference 2013/6627/P:

(Prefix-12-316) PL10-D, PL11-D, PL12-D, PL13-D, PL14-D; PL16-B, PL17-A, PL20-B, PL25, PL26, PL27-B, PL28-A, PL29-B, PL30, PL31, PL33, PL34, PL35, PL36, PL37; Design and Access Statement Addendum by wcec architects; Schedule of Affordable Apartments - Approved Section 73 Application (ref: 2013/1924/P); Schedule of Affordable Apartments - Section 73 Application; 12-316 WHS - Comparison of Non Residential Areas.

AND as superseded by plans approved under reference 2014/5816/P:

Drawing entitled 'Block E First Floor Plan' dated August 2014 by WCEC Architects; Apartment Schedule - Planning Approved / Stage F1 Comparison by WCEC Architects.

AND as superseded by plans approved under reference 2015/5524/P:

Covering Letter from CgMs dated 29 September; Planning Report WCEC Architecture dated 23 September 2015; PL-01-C; PL-02-C; PL-03-C; PL-04-C; PL-05-C; PL-06-B; PL-07-A; PL-15-B; PL-24-A; PL-27-C.

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 non material amendment:

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 30/03/2012 reference 2011/6129/P and as revised on 15/07/2013 reference 2013/1924/P and on 13/06/2014 reference 2013/6627/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.

This proposal relates to changes to the roof level of block A-E comprising enlargement of the roof top plant rooms. These changes were assessed and considered acceptable under application 2013/6627/P however, the drawings were inadvertently missed from the approved drawing list. The proposal also relates to elevational changes to Block F were assessed and considered acceptable under application 2013/6627/P however, the drawings were again inadvertently missed from the approved drawing list.

Further changes are proposed at Block G to incorporate a ventilated corridor following comments from Building Control. The changes are internal only and minor in nature and will not impact on the size or layout of the units.

Within Block B the proposal includes use of an area previous indicated as a plant room as a fitness suite for the exclusive use of residents. The fitness suite would have an area of 281sqm and when considered in the context of the wider scheme and that the facility would only be available to residents this can be considered ancillary to the residential use.

It is not considered that the amendments would have any material effect on the approved development.

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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