

Mr Matthew Beaton
ADAM Architecture
Old Hyde House,
75 Hyde Street,
Winchester,
Hampshire,
SO23 7DW

Application Ref: **2015/5686/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

26 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
**87 Avenue Road,
London,
NW8 6JD**

Proposal: Removal of approved north east chimney stack and construction of larger chimney, introduction of rooflight and access hatch, re-positioning of two ground floor windows on the southeast elevation and raising the height of lift overrun to 'erection of two storey building plus roof level, basement and sub-basement' approved under planning permission 2012/4594/P dated 25/02/13.

Drawing Nos: Superseded plans: 5625/01; 5625/02; 5625/09; 5625/10; 5625/12;
5625/13; 5625/14; 5625/15.

Proposed plans: 5625/01 A; 5625/02 A; 5625/09 A; ; 5625/10A; 5625/12 A; 5625/13 A;
5625/14 A; 5625/15 A.

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. 2 of planning permission



2012/4594/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2 -

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

(Prefix 5625) 01A[Site location plan], 02A, 03, 05, 06, 07, 08, 09A, 10A, 11, 12A, 13A, 14A, 15A, 21, 30, 31, 32, 33, 34, 40, 41, 42, 43, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60; Design and Access Statement by ADAM Architecture dated August 2012; Daylight and Sunlight Report by CHP Surveyors Ltd dated 17 August 2012; Noise Impact Assessment Report Revision A by KP acoustics dated 7 August 2012; Basement Impact Assessment - Issue 2 by ARUP dated 8 August 2012; Basement Flood Risk Assessment ref: Rep/223986/C001 Issue 3 by ARUP dated 21 February 2014; Planning Stage Structural Engineer Design Report ref: REP-S-001 by ARUP dated 10 August 2012; Geotechnical Interpretative Report ref: GEO/GIR/001 by ARUP dated 8 August 2012; Arboricultural Impact Assessment Report by Landmark Trees dated 20 August 2012; Construction Management Plan by RPS dated 07 August 2012; Code for Sustainable Homes Pre-Assessment Report by Twenty16 Design Issue 2 dated 02 August 12; Planning Statement by DP9 dated August 2012; Photomontages and CGIs by Adam Architecture ref NA/5625 dated August 2012.

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 previous approval granted on the 25/02/13 reference 2012/4594/P.

The amendments to the approved scheme include: removal of approved north east chimney stack and construction of a larger chimney; introduction of rooflight and access hatch; re-positioning of two ground floor windows on the southeast elevation; and raising the height of the existing lift overrun to ensure compliance with European lift standards (EN 81-20 & EN 81-50).

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.

Due to the size and location of the proposed chimney stack, it would not materially impact upon the appearance of the building.

The proposed rooflight and roof access hatch would not be visible from the neighbouring properties, by virtue of their rooftop location and would not materially impact upon the appearance of the property.

The repositioning of the two windows on the southeast elevation would improve the amenity for future occupiers. The proposed alteration is relatively minor and similar in nature to the original proposal. Due to their size and location, the amended windows would not materially impact upon the appearance of the host building or

amenity of neighbouring residential occupiers.

The raising of the lift overrun is not considered to harm the appearance of the building. The proposed lift overrun would be partially screened from the front and rear of the property by the existing and proposed chimney stacks; and by virtue of its roof top location would not be visible from ground floor level.

The full impact of the scheme has already been assessed by virtue of the previous approval. The proposed amendments are considered to be minor in the context of the original scheme and can therefore be treated as non-material amendments.

- 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 25/02/13 under reference number 2012/4594/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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