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Application Ref: **2015/6762/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

23 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
142-150 Arlington Road
London
NW1 7HP

Proposal: Changes to the external appearance of the building including installation of air bricks on the southwest front and north east rear elevation, smoke vents and new window opening at first floor level on the southern side elevation all as amendments to planning permission dated 11/07/2014 ref 2013/3487/P for extensions and alterations to existing building to provide 21 residential dwellings (16 private tenure and 5 affordable housing units) including change of use from use from Class D2 (assembly and leisure) to C3 (residential), following partial demolition and remodelling of the rear elevation, erection of part three, part four storey rear extension, roof extension above existing roof levels, installation of windows openings to the Underhill Street façade and creation of private amenity space at basement level to Stanmore Place with balconies and roof terraces to the upper floors.

Drawing Nos: Approved drawings: 1223-162 rev NMA00; 1223-260 rev NMA00; 1223-261 rev NMA00; 1223-262 rev NMA00

Proposed drawings: 1223-162 rev NMA02; 1223-260 rev NMA02; 1223-261 rev NMA02; 1223-262 rev NMA02



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 dated 11/07/2014 ref 2013/3487/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

[Prefix 1223-] 100, (as existing) 101- 108/P01, (as proposed) 160 NMA00; 161 rev NMA00; 162 rev NMA02; 163 rev NMA00; 164 rev NMA00; 165 rev NMA00; 250 PC02; 251-PC01; 252-PC01; 260 NMA02; 261 rev NMA02; 262 rev NMA02.

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 various amendments are minor in nature and are considered acceptable. The changes relating to air bricks and smoke vents, are relatively minor and do not significantly alter the appearance or form of the building nor affect neighbour amenities.

The full impact of the scheme has already been assessed by virtue of the previous approval dated 11/07/2014 under reference number 2013/3487/P. In the context of the permitted scheme, it is considered that the amendments 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 set out in the description and on the application form and shall only be read in the context of the substantive permission granted on [11/07/2014] under reference number [2013/3487/P] and is bound by all the conditions and obligations if necessary 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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