

Mr. John Chapman
Todd Architects
The Euston Office
40 Melton Street
London
NW1 2FD

Application Ref: **2016/1847/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

12 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
172A Arlington Road
London
NW1 7HL

Proposal: Erection of 6 gas meter enclosures adjacent to front boundary wall, to 'change of use from offices (Class B1a) to 6 residential flats (Class C3) including erection of two storey extension within rear courtyard' approved under planning permission 2012/5767/P dated 12/08/13.

Drawing Nos:
Additional Drawing: SK02

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.3 of planning permission 2012/5767/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

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



Design & Access Statement (KSR Architects, Oct 2012), EcoHomes Pre Assessment Rev 3 (Southfacing Services Ltd, 21/11/12), and Marketing Report (Ereira Mendoza Ref JR/ em, 13/4/12), ARL-PL-100-D, ARL-PL11-D, ARL-PL-120-D, ARL-PL-130-D, ARL-PL-140-C, ARL-PL-200-C, ARL PL220-C, ARL-PL-230-C, ARL-PL-250, ARL-PL-260, ARL-PL-300-C, ARL PL-310, ARL-PL-320, PA(9-)05, PA(9-)06, SK02.

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

Informative(s):

1 Reason for granting permission

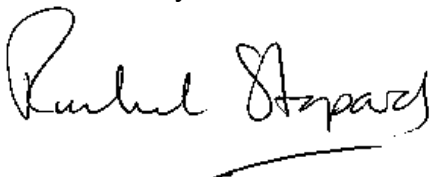
The proposed gas meter boxes (x6) would be of an unobtrusive design by reason of them being semi-sunken and hidden behind the upstand of the approved railings. They would not be visible from the front elevation and therefore would not impact on the appearance of the building or the character of this part of the conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval 2012/5767/P dated 12/08/13. 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 set out in the description and shall only be read in the context of the substantive permission granted on 12/08/13 under reference number 2012/5767/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



Rachel Stopard
Director of Culture & Environment

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