

Mr. Simon Rutter
Proctor Watts Cole Rutter
Grosvenor House
Bleke Street
Shaftesbury
Dorset
SP7 8AW

Application Ref: **2015/0436/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

19 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
**Railway Club
College Lane
London
NW5 1BJ**

Proposal: Add new condition (to ensure the development is carried out in accordance with the approved plans) of planning permission dated on 07/08/2001 (ref: PEX0100663 - APP/X5210/A/02/1097183) for the erection of 20 houses arranged in terraces of 2 and 3 storeys with lower ground levels and a block of 10 flats comprising studio, 2 and 3 bedroom units.

Drawing Nos: S00/087/01, CL-101B,102B, 103B, 104A, 105A, 106B, 107B, 108B, 109B, 110A, 111B,112A, 113.

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.11 of planning permission dated on



07/08/2001 (ref: PEX0100663 - APP/X5210/A/02/1097183) shall be added and read as follows:

NEW CONDITION 11

The development hereby permitted shall be carried out in accordance with the following approved plans: [S00/087/01, CL-101B,102B, 103B, 104A, 105A, 106B, 107B, 108B, 109B, 110A, 111B,112A, 113]

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 Reason for granting the non-material amendment:

The full impact of the proposed development has already been assessed by virtue of the previous permission granted at appeal on 07/08/2001 under reference number PEX0100663R2 (appeal reference number: APP/X5210/A/02/1097183).

The proposed amendment adds a condition requiring the development to be carried out in accordance with the approved plans of the permission, so as to allow subsequent Minor Material Amendment applications to vary aspects of the scheme (as the permission was granted before legislation was granted to allow for such minor/non-material amendments to be carried out via this route).

This application is therefore assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply

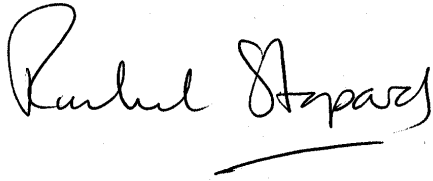
In the context of the permitted scheme, the amendment would not relate to any variation to the substance or details of the scheme. The amendment would not therefore have any detrimental material effect on the approved development, or impact for nearby occupiers.

2 This permission is granted on the basis that a typographical error / mistake on the part of the Planning Inspectorate incorrectly refers to drawing 104B, rather than drawing 104A.

3 You are advised that this decision relates only to the changes set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 07/08/2001 under reference number PEX0100663R2 (appeal reference number: APP/X5210/A/02/1097183) and is bound by all the conditions 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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal stroke at the end.

Rachel Stopard
Director of Culture & Environment

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