

Ms Lorna Henderson
Turley Associates
17 Gresse Street
London
W1T 1QL

Application Ref: **2016/2128/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

4 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Refusal of Non Material Amendments to planning permission

Address:
100 Avenue Road
London
NW3 3HF

Proposal: Amendment of condition 31 (to allow discharge of the conditions prior to the commencement of below-ground works) of planning permission 2014/1617/P dated 18/02/16 for demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.

Drawing Nos: Turleys covering letter (dated April 2016).

Reason for Refusal

- 1 The proposed amendments by reason of enabling demolition to commence prior to relevant details being approved to enable the development to proceed, would result in the risk of significant harm to visual amenity and the amenities of neighbouring occupiers and therefore cannot be considered 'non-material' to the original planning



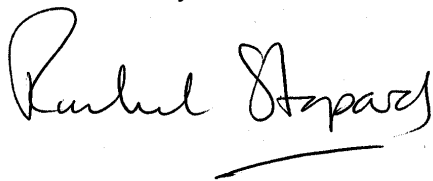
permission 2014/1617/P granted 18/02/2016.

Informative(s):

- 1 Amendments to the approved drawings which would result in a material change to the appearance of the building should be sought using the s73 application (minor material amendment) process.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities

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