

Miss Jade Pollard
WMOR Ltd
Unit 2C
The Old Studio
Clapham North Arts Centre
26-32 Voltaire Studios
London
SW4 6DH

Application Ref: **2016/2913/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974

6 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
23 Rochester Road
London
NW1 9JJ

Proposal: Amendments to the elevations as approved by planning permission 2014/4559/P dated 31/03/15

Drawing Nos: Drawings No.s: Superseded Plans: 002 P2; 110 P2; 210 P2; 310 P2; 311 P2

Revised Plans: 100 E; 101 E; 102; 201; 202; 203; 301; 302

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.3 of planning permission 2014/4559/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 001 P1; 100 P; 200 P1; 300 P1; 100 E; 101 E; 102; 201;



202; 203; 301; 302; Basement Impact Assessment; Method statement; Construction Management Plan; Drainage Statement; Arboricultural Impact Assessment; Design and Access Statement; Surface Water Drainage Letter; Details of qualifications

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 You are advised that this decision relates only to the changes in the positioning and size of the rear doors at basement and lower ground floors, new gate to the front, brick pier to support the post box, timber door to the side, stepped access from the side (main entrance) and shall only be read in the context of the substantive permission granted on 31/03/15 under reference number 2014/4559/P and is bound by all the conditions attached to that permission
- 2 Reasons for granting permission

It is proposed to undertake non-material changes to the elevations; namely, the positioning and size of rear doors at basement and lower ground floors, 1.1m high gate to the front, brick pier to support the post box, timber door to the side, stepped access from the side (i.e. the main entrance). The proposal is not considered a material change to the proposal and would not warrant the submission of a further application for planning permission.

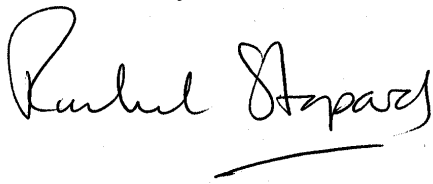
The proposed stepped access to the side would reduce the level of ground disturbance to this elevation. The proposed timber fence would be subordinate to main building when viewed from the front and is generally consistent with those of the surrounding area.

The internal layout has also changed, with the most notable being the previously proposed media room now changed to a bedroom. The room sizing and the light access is considered as acceptable. There is plenty of space on site to provide additional cycle parking.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed scheme has already been assessed by virtue of the previous permission granted on 31 March 2015 under reference number 2014/4559/P.

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 flourish underneath.

Rachel Stopard
Director of Supporting Communities

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.