

James Johnson
HK Architects
2 Whites Grounds
London
SE1 3LA

Application Ref: **2016/3324/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

28 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
63 Hampstead High Street
London
NW3 1QH

Proposal: Amendments to cycle parking layout to combine storage for nos.63 granted under reference 2014/6882/P dated 26/04/15 for 'Change of use of part ground floor and 1st to 4th floors from betting office (Class A2) to residential (Class C3) to provide 3 flats (2x 1-bed and 1 x 2-bed) and associated alterations'.

Drawing Nos: (219.PL.) 21, 22, 23, 24, 25, 26, 27, 28, 29, 30A, 31, 32, 33 - Revision A, 34, 35, 36, 37, 38, 39, 40B, 41A; Design and Access Statement prepared by hk Architects; Lifetime Homes Statement (ref 219/2.01/02).

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 2014/6882/P dated 26/03/2015, shall be replaced with the following condition:

REPLACEMENT CONDITION 3



The development hereby approved shall be carried out in accordance with the following approved plans: (219.PL.) 21, 22, 23, 24, 25, 26, 27, 28, 29, 30A, 31, 32, 33 - Revision A, 34, 35, 36, 37, 38, 39, 40B, 41A; Design and Access Statement prepared by hk Architects; Lifetime Homes Statement (ref 219/2.01/02)

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 non-material amendment:

Cycle storage facilities in this location has already been approved under both applications 2014/6882/P and 2015/3269/P. The full impact of the proposed development including an assessment of the quality and quantity of cycle parking provision formed part of these assessments and is not the subject of further assessment. In the context of the permitted schemes, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

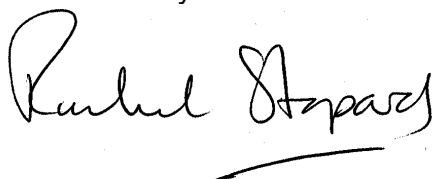
The amendments include the revision to the ground floor internal layout approved in under application 2014/6882/P to separate the cycle storage from the residential access and altering the access door in order to align these plans with the more recent approval. The amendments proposed are exactly the same as those approved under 2015/3269/P and as such there would be no material change in the resulting development. The amendments would therefore not impact the commercial offering of the ground floor unit.

The amendments include minor external alterations. The context of the overall scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved development.

2 You are advised that this decision relates only to the changes as set out in the description and shall only be read in the context of the substantive permission granted on 26/03/2015 under reference 2014/6882/P and on the 25/09/2015 under reference 2015/3269/P and is bound by all the conditions and obligations attached to these permissions.

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 drawn underneath it.

Rachel Stopard

Director of Supporting Communities

2016/3324/P

Director of Supporting Communities

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