

Mr. Matthew Brumby
Pennington Phillips
16 Spectrum House
32-34 Gordon House Road
London
NW5 1LP

Application Ref: **2016/4405/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

1 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
42A Malden Road
London
NW5 3HG

Proposal: Amendment to planning permission granted under reference 2015/7210/P dated 25/02/16 for external alterations including reconfiguration of windows and doors on front elevation, raising of the existing roofline and installation of 3 rooflights to include changing the proposed roof finish from a tiled roof to a lead effect finish.

Drawing Nos:

Superseded Drawing: 5865/12

Proposed Drawing: 5865/12 Rev B

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/7210/P shall be replaced with the following condition:



REPLACEMENT CONDITION 3:

3. The development hereby permitted shall be carried out in accordance with the following approved plans: 5865/05; 5865/10; 5865/12(Rev B); and Design & Access Statement received 18/02/2015

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.

Informatives:

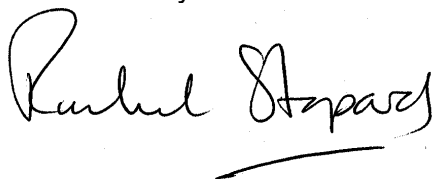
- 1 The change in roof finish from tiles to lead replica fibreglass would cause no harm to the appearance of the existing building or the surrounding area by virtue of the roof being concealed from the street by a front parapet wall. There would be no change to the amenity impact for surrounding occupiers.

The full impact of the proposed development has already been assessed. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the change is 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 permission relates only to the changes to the roof material and shall only be read in the context of the substantive permission granted on 25th February 2016 under reference number 2015/7210/P 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



Rachel Stopard
Director of Supporting Communities

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