

Sam Czezowski
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1 Batemans Row
London
EC2A 3HH

Application Ref: **2016/5000/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

28 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

21 - 22 West Hampstead Mews
London
NW6 3BB

Proposal: Installation of 4 x timber louvre windows to front garage doors at nos. 21 and 22 and replacement front door at no. 21 to match the previously approved door at no.22, as an amendment to planning permission granted on 22/04/2015 under reference 2015/0600/P for the change of use from car repair workshops (Class B2) to offices (Class B1) with associated replacement of ground floor street frontage garage doors.

Drawing Nos: Superseded Plans: PR01a.

Replacement Plans: 003 rev.A.

The Council has considered your application and decided to grant permission.

Conditions and Reasons:

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/0600/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: site location plan, design and access statement, S01a and 003 rev.A.

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 Reasons for granting permission.

The proposed amendments are minor in nature and considered acceptable. The new door at no.21 would match that previously approved at no.22 which would be complementary to the character of the host building and help restore the symmetry of the two properties. The installation of small metal louvres into two segments of the timber framed doors would be a minor change that would not harm the character and appearance of the building.

The changes are considered 'de minimis' and have no harmful impact on the building's appearance in line with the approved scheme. Overall, the changes are relatively minor and do not significantly alter the appearance or form of the building nor affect neighbour amenities.

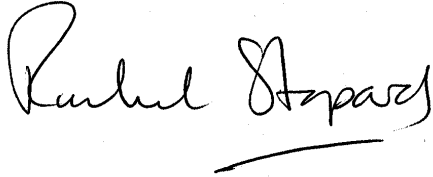
The proposed amendments would not result in any increase to the overall bulk and massing that would raise amenity or townscape impacts. The alterations proposed would not increase the impact of the development on neighbouring occupiers by way of overlooking, loss of light, sense of enclosure or noise. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

The site's planning history has been taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 22/04/2015 under reference 2015/0600/P. In the context of the permitted scheme, it is considered that the proposed amendments are minor and constitute a non-material amendment to the development. The amendments do not conflict with any conditions of the permission, and raise no land use issues, significant townscape, amenity, transport or environmental impacts.

2 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 22/04/2015 under reference 2015/0600/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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities

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