

Mr Leon Kalkwarf
Kalkwarf Architects
46 - 48 Grosvenor Gardens
London
SW1W0EB

Application Ref: **2016/5035/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

5 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
The Adelaide
143 Adelaide Road
London
NW3 3NL

Proposal: Amendment to remove splayed reveals from head and cill of first and second floor west elevation glazing to redevelopment of site to provide 5 x 4 bedroom houses with basement car parking following demolition of existing public house approved under planning permission 2012/3923/P dated 22/05/2014.

Drawing Nos: Superseded plans; ADL-301 Rev C

Revised plans; P/007 Rev A; P/007 Rev E; SK123-2 Rev A

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 2 of planning permission granted on 22/05/2014 under reference number 2012/3923/P shall be replaced by the following condition:



REPLACEMENT CONDITION 2:

The development hereby permitted shall be carried out in accordance with the following approved plans: 1736-02; 1687: 01B; 02B; 03B; ADL: 100A; 101C; 102C; 103B; 104B; 105A; 106; 201B; P/007 Rev A; P/007 Rev E and SK123-2 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.

Informative(s):

- 1 The proposed amendments to the approved design of the west elevation, namely to remove splayed reveals from the head and cill of first and second floor windows, would not significantly alter the appearance of the host building.

The proposed windows are well designed, and configured to better match the approved windows to the building's east elevation, and so add to the level of visual cohesion within the property. As such the proposed changes would not harm the appearance of the building or its setting, but rather contribute to a more coherent aesthetic.

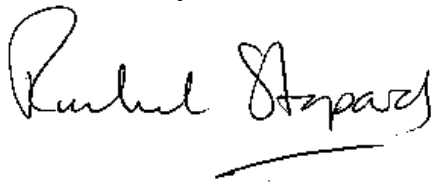
As the affected windows are located on the rear elevation, changes sought under this application would not be visible from the public realm and as such would have a very limited impact on visual amenity. Additionally, given their very minor nature, the proposals would have no impact on the amenity of adjoining occupiers in terms of loss of light, outlook or privacy.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 22/05/2014 under reference number 2012/3923/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 raise no land use issues, significant townscape, amenity, transport or environmental impacts.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 22/05/2014 under reference number 2012/3923/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

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