

Mr. Ingmar Wilken
Xul Architecture
33 Belsize Lane
London
NW3 5AS

Application Ref: **2016/5370/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

17 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
14 Daleham Mews
London
NW3 5DB

Proposal: Non-material amendment of application ref: 2016/1806/P dated 09/05/16 for change of use of vehicle repair garage (B2 Use) to ancillary residential use (C3 Use), namely, a change to the floor layout of the two units.

Drawing Nos: Superseded drawing number: PP-03 Rev.02
New drawing number: PP-03 Rev.03

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 2016/1806/P shall be replaced with the following condition:



REPLACEMENT CONDITION 2:

The development hereby permitted shall be carried out in accordance with the following approved plans: EX-01 Rev.01, EX-02 Rev.01, APP-01 Rev.01, APP-02 Rev.01, PP-03 Rev.03, PP-04 Rev.01, LP-01 Rev.00 and Planning statement received 01/04/2016.

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 Reasons for granting permission.

The proposed amendments are not considered to materially alter the previously approved scheme. The proposal relates to a change in ground floor layout so that the lightwell to the rear would be used by the garage, and a small area of the existing garage office space would be converted to residential use for the flat above. The land use swap would not result in a change to the total B1c floor space or compromise the function of the vehicle repair garage.

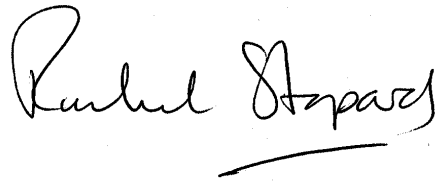
The proposed changes would not result in an extension of the existing building or development already approved, would not result in overlooking of neighbouring properties nor would it result in a fundamental change in the design of the building. Given the location of the works and their minor nature in relation to the building as a whole, the changes would not significantly alter the appearance of the building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 09/05/16 under reference 2016/1806/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. 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.

2 You are advised that this decision relates only to the changes shown on the revised plans referred to above and shall only be read in the context of the substantive permission granted on 09/05/16 under reference 2016/1806/P and is bound by all the conditions and obligations 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities

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