

Mr Kevin Goodwin  
CgMs  
140 London Wall  
London  
EC2Y 5DN

Application Ref: **2016/3197/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

18 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**159-161 Iverson Road**  
**London**  
**NW6 2RB**

Proposal: Non-material amendments to planning permission ref. 2013/7505/P granted on 21/02/2014 and associated amendments for the re-development of site for residential and commercial purposes; namely to change of use of ground floor commercial space [164sqm] from Class B1(c) Light Industrial Use to Class B1(a) Office Use.

Drawing Nos:  
Superseded drawing:  
IVR-DMA-ALL-00-GA -A3 - 834 C.

Revised drawing:  
21881/01 (and existing and proposed site plan in context for information).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 REPLACEMENT CONDITION 2



The development hereby permitted shall be carried out in accordance with the following plans (some of which approved under reference 2013/7505/P):

Site Location Plan IVR-DMA-ALL-00-GA-A3- 843 A; [as existing:] 0974 A-025-001/P0; 0974 A-025-002/P0; [as proposed:] 21881/01; IVR-DMA-ALL-01GA-A3 - 835 C; IVR-DMA-ALL-02-GA -A3 - 836 A; IVR-DMA-ALL-03-GA -A3 - 837 A; IVRDMA-ALL-04-GA-A3 - 838 A; IVR-DMA-ALL-05-GA -A3 - 839 A; IVR-DMA-ALL-SEC-GA A3-842-A; IVR-DMA-ALL-SL-ELV-A3- 832 B; IVR-DMA-ALL-SL-ELV-A3- 830 B; IVRDMA-ALL-SL-ELV-A3-833 B; IVR-DMA-ALL-SL-ELV-A3- 831 B; IVR-DMA-ALL-RF-GAA3-840 A; IVR DMA ALL ELE GA A3 - 308 A; IVR DMA ALL ELE GA A3 - 307 A; IVR DMA ALL ELE GA A3 - 306 A; IVR DMA ALL ELE GA A3 - 305 B, IVR DMA ALL 00 GA A3 175.

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 non-material amendment:

The proposal involves the change of use of the previously approved (planning permission ref. 2013/7505/P) 164sqm office space from Class use B1c to Class use B1a. The area includes the approved commercial space to the front of the development at 159-161 Iverson Road and no other part of the development. The proposal would not normally be considered to constitute development, however, as B1c was specifically mentioned as the approved class use within the development description under the above permission (ref. 2013/7505/P), it is considered as a non-material amendment to the original permission.

The commercial area is retained as completed under the above permission with roller shutters, high ceilings and open plan in order to allow flexible uses within B1(a-c) and is therefore in the spirit of the original permission and that it replaced [Tyre repair garage] (Class use B1c). The proposal is considered to comply with policy DP13. The context of the overall scheme remains unchanged and the amendments are not considered to materially affect the approved development.

The proposal is not considered to have an impact on neighbouring amenity. As such, the proposal is considered acceptable.

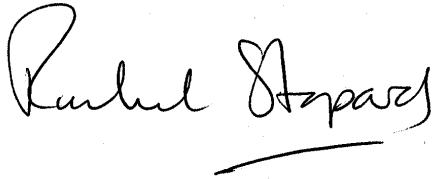
The site's planning history was taken into account in coming to this decision and the full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with the West Hampstead Neighbourhood Plan 2015, polices CS1 and CS5 of the London Borough of Camden Local Development Framework Core Strategies, and policies DP13 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that this decision relates only to the B1 area set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 21/02/2014 under reference number 2013/7505/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.

Rachel Stopard  
Executive Director Supporting Communities

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