

Mr. Greg Llewellyn
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/4841/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

26 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
17-29 Hawley Crescent
London
NW1 8TT

Proposal: Alterations to application ref: 2015/1368/P granted 03/07/2015 for 'the erection of an extension and infill of courtyard to create 1,909 sqm additional office space' ; namely details of roof level solar photovoltaic array and rooftop plant; roof structure design; increase in window size of 6 x windows to front elevation; size & layout of exhaust vents at ground floor level; alterations to roof top balustrading; flat rooflight changed to pitched; and west elevation glazing changed to obscured glazing.

Drawing Nos: Superseded Plans: A2-DPA-010, A2-DPA-012, A2-DPA-013, A3-DPA-015
T2, T2 A9-DPA-016 T2, A4-DPA-017 T2

Amended Plans: A2-DPA-010 P1, A2-DPA-012 P1, A2-DPA-013 P1, A3-DPA-015 P1,
A9-DPA-016 P1, A4-DPA-017 P1

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

Condition and Reason:

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/1368/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 - A1-DPA-01; A1-DPA-002; A2-DPA-003; A2-DPA-004; A2-DPA-005; A2-DPA-006 A2-DPA-007; A2-DPA-008; A2-DPA-009; A2-DPA-011; A3-DPA-014; B1_02_22002; 015-2267-DWG-201; A2-DPA-010 P1; A2-DPA-012 P1; A2-DPA-013 P1; A3-DPA-015 P1; A9-DPA-016 P1; A4-DPA-017 P1; Archaeological Desk Based Assessment; Statement of Community Involvement; Transport Assessment; Planning Statement; Environmental Noise Report; Energy Statement; Design and Access Statement; Daylight Sunlight Report; BREEAM Pre-assessment.

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 various amendments are minor in nature and considered acceptable. The changes relate mainly to rooftop structural design, plant layout, balustrading and refinements to the elevation fenestration details. The proposal provides detailed information on the layout of rooftop plant. The approved documents included an assessment of likely worst case noise impact and the standard 5dB condition forms part of the approval. The units would not be visible from the public realm and are not considered to harm the character and appearance of the host building.

The proposals also set out the extent and positioning of the previously approved solar PV panels at rooftop level. The panels would not project above the balustrade and would be subject to limited public views. Although the panels would cover a large area of the rooftop, they would be necessary to ensure the energy and sustainability targets set out in the original application would be achieved.

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.

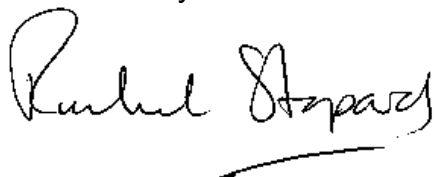
The site's planning history has been taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. The full impact of the proposed development has already been assessed by virtue of the previous approval

granted on 03/07/2015 under ref 2015/1368/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 03/07/2015 under reference number 2015/1368/P and is bound by all the conditions and obligations (as amended by this application) 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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