

Mr. Matt Bailey
Planning Sense Ltd
61 Cavendish Road
St Albans
Hertfordshire
AL1 5EF

Application Ref: **2016/6380/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

23 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
15 Buckland Crescent
London
NW3 5DH

Proposal: Reconfiguration of the approved first floor flat from 3 bedrooms to 2 bedrooms, as an amendment to the planning permission reference 2015/5912/P dated 25/10/16 for conversion of the existing 2 x self-contained flats including the existing garage to the front elevation at ground floor into a habitable room associated with 1 x 4 bed maisonette between the ground and upper ground floor, 1 x 3bed self-contained flat at first floor, 1 x 2bed self-contained unit at second floor level and alterations to the fenestration to the flank and rear elevation.

Drawing Nos:
Superseded Plans: 1090 APL 003 REVA
Amended Plans: 1307 AGA 003 REVK.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, Condition No. 3 of planning permission 2015/5912/P, dated 25/10/2016 shall be replaced with the following condition:



REPLACEMENT CONDITION 3

The development hereby approved shall be carried out in accordance with the approved plans:

The development hereby permitted shall be carried out in accordance with the following approved plans- 1090 APL 001 REVA, 1090 APL 002 REVA, 1090 APL 004 REVA, 1090 APL 005 REVA, 1090 APL 006 REVA, 1090 APL 007 REVA, 1090 ASU 001 REVB, 1090 ASU 002 REVB, 1090 ASU 003 REVB, 1090 ASU 004 REVB, 1090 ASU 005 REVA, 1090 ASU 006 REVA, 1090 ASU 006 REVA, 1090 ASU 007 REVB, 1090 ASU 008 REVA, 1090 ASU 009 REVA and 1307 AGA 003 REVK.

Reason: For the avoidance of doubt and in the interest of proper planning

Informative(s):

1 Reasons for granting approval

The changes proposed are associated with the internal reconfiguration of the dwelling on 1st floor to provide a 2 bedroom 4 person flat instead of the approved 3 bedroom 6 person flat. The proposal would still create 3 dwellings overall and would not generate any more pedestrians or traffic. The altered mix creates another 2 bedroom unit which is a high priority dwelling size and complies with policy. The changes are all internal and do not affect the size of the unit or external appearance of the building.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2015/5912/P dated 25/10/16. In the context of the permitted scheme, it is considered that the amendment 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 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 25/10/2016 under reference number 2015/5912/P (as amended) 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

David T. Joyce

David Joyce
Executive Director Supporting Communities

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