

Mr. Jeremy Sparrow
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Application Ref: **2017/1174/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

10 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
14 York Rise
London
NW5 1ST

Proposal: Amendments to shopfront door and letterbox within front boundary railings to planning permission granted on 02/02/2017 ref. 2016/6371/P for change of use of ground floor from office (Class B1) to flexible B1 / A1 uses, installation of replacement shopfront and associated external alterations at ground floor level.

Drawing Nos: Superseded: YR-02 Rev. C.
Amended: 17029-01 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 no. 3 of planning permission 2016/6371/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- 17029-01 Rev. A; YR-01; YR-03 Rev. A; YR-04; YR-05 Rev. B; YR-06; YR-07; YR-08; Location Plan; Design and Access Statement 24/01/2017.

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 include minor changes to the shopfront design and front boundary railings. These include the replacement of the approved timber entrance door with a frameless glass door, and the relocation of the letterbox from above the new front boundary railings to the north-west of the site to within the front railings adjacent to the entrance gate. These changes are not considered to impact the architectural aesthetic of the original proposal and are acceptable.

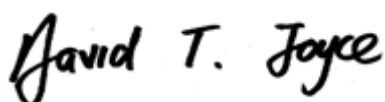
The revisions are not considered to harm the appearance of the building. The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. They can therefore be treated as non-material and are acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 02/02/17 under reference 2016/6371/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

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 02/02/2017 under reference number 2016/6371/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



David Joyce

Director of Regeneration and Planning

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