

Ms Eliana Sousa  
Henning Stummel Developments  
1 Smugglers Yard,  
Devonport Road  
London  
W12 8HU

Application Ref: **2017/0171/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

17 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**152 Royal College Street**  
**London**  
**NW1 0TA**

Proposal: Changes to rear fenestration, corner windows and minor internal alterations as a non-material amendment of planning permission granted under reference 2015/4396/P dated 07/10/16 for the erection of a 5 storey building including basement to provide 1 x 4 bed maisonette (Class C3) and retail (Class A1) at ground and basement level.

Drawing Nos: Superseded: 101-PA 100 revision C; 101-PA 200 revision C & 101-PA 300 revision B.  
Amended: 101\_100PA revision G, 101\_PA\_200 revision G, 101\_PA\_300 revision F.

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 2015/4396/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 - 101\_100PA revision G, 101\_PA\_200 revision G, 101\_PA\_300 revision F, 101\_PA\_310, 101\_PA\_410, 101\_PA\_020 Rev A, Basement Impact Assessment prepared by Michael Hadi Associates Ltd dated by 27th of July 2015, 101\_PA\_020, 101\_EX\_200, 101\_PA\_010, Design and Access Statement.

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 fenestration design. These include the addition of conservation-style rooflights, the removal of the proposed rear windows at first floor level and the introduction of corner windows at ground, first and second floor levels. These changes are not considered to impact the architectural aesthetic of the original proposal and are acceptable. Although two windows would be removed to the rear, one of these serves an internal terrace area, and the second serves a kitchen which would still benefit from large windows to the south east elevation. The property would therefore still receive an acceptable level of daylight.

The alterations to the internal layout are very minor and relate predominantly to the positioning of the staircase and bathrooms at second floor level. As these are internal works, they would not require planning permission.

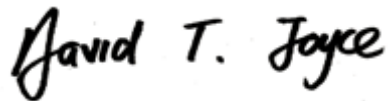
The revisions are not considered to harm the appearance of the building. The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. They can therefore be treated as non-material and are acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 07/10/16 under reference 2015/4396/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 shall only be read in the context of the substantive permission granted on 07/10/16 under reference number 2015/4396/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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning

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