

Mr Conor O'Keefe
Lynas Smith
1F Mentmore Terrace
London
E8 3DQ

Application Ref: **2017/1722/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

2 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
45 Holmes Road
London
NW5 3AN

Proposal: Amendments including the cladding of the existing rendered building with board on board black timber to match the main building and increase in height to party wall to planning permission 2015/3131/P dated 28/01/2016 (varied by 2016/2416/P and 2016/6397/P) for: erection of 3 storey extension to provide 8 residential units with associated amenity space, landscaping and servicing.

Drawing Nos:

Approved drawings: MMA(10)104_P8; MMA(10)300_P4 and PL(10)201_P1 Section B-B.

Superseded drawings: MMA(10)104_P7 and MMA(10)300_P3.

The Council has considered your application and decided to grant permission.

Conditions and Reasons:

- 1 For the purposes of this decision, Condition 3 of planning permission 2015/3131/P (as varied by 2016/2416/P and 2016/6397/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: (MMA(10))100_P6; 101_P4; 102_P4; 103_P4; 104_P8; 200_P5; 300_P4; 301_P2, PL(10) 011_P1; PL (10) 010 P1; PL(10)201_P1; EX(10)300; EX(10)200; EX(10)102; EX (10) 101; EX(10)100_P1; Transport Statement; Statement of Community Involvement; Planning Statement; Design and Access Statement; Energy and Sustainability Statement; Construction Management Plan; Acoustic Report; Lifetime Homes Statement; Comparison Document - Revision: P1 and Noise Impact Assessment (ref: 8822-NIA-01) dated 09 December 2016.

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 Reason for granting permission

The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 28/01/2016 under reference number 2015/3131/P (varied by 2016/2416/P and 2016/6397/P). In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development. The proposed amendments include the cladding of the existing rendered building with board on board black timber cladding to match the main building. The changes would be to an existing detached building that was previously left exposed in its render. The materials would match those discharged under 2016/1137/P. It is not considered that the cladding of the render building with materials approved and implemented on the remainder of the scheme would be a material change to the original approval. Furthermore, the alteration would unify the scheme and create a higher quality development. The other amendment is the building up of a dropped area of the party wall to make it aligned and continuous rather than stepping down for a small area. These works relate to a very small section of the wall and would be against the blank gable of the neighbouring building. It would not materially change the appearance of the scheme nor would it have any impacts on neighbouring occupiers.

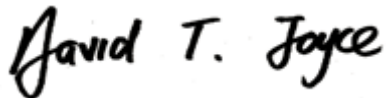
It is therefore considered that the proposed amendments are minor and constitute a non-material amendment to the development. The amendments raise no land use issues, significant townscape, amenity, transport or environmental impacts.

2 You are advised that this decision relates only to the amendment of condition 3 to make changes to the approved drawings to introduce cladding to the existing rendered building and to increase the height of the party wall. This decision shall only be read in the context of the substantive permission granted on 28/01/2016 under reference number 2015/3131/P (varied by 2016/2416/P and 2016/6397/P) and is bound by all the conditions and the legal agreement 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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

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