

Mr. Sati Panesar  
DHA Planning & Development  
Cervantes  
Ellesmere Road  
Weybridge  
Surrey  
KT13 0HQ

Application Ref: **2017/1686/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

3 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**159 -161 Iverson Road**  
**London**  
**NW6 2RB**

Proposal: Non-material amendment to planning permission ref. 2013/7505/P granted on 21/02/2014 and associated amendments for the re-development of site for residential and commercial purposes; namely to replace roller shutter door with window and stall riser to match existing elevation on front elevation (Class B1).

Drawing Nos:  
Superseded drawing: 0974 A-110-001 P3, 0974 A-100-001 P4.

Revised drawing: IVR DMA ZZ GND XX DR A 03001 A, IVR DMA ZZ GND DR A 01001 A (including cover letter by DHA dated 23rd March 2017, Letter from Estate Office, dated 5th April 2017 regarding Roller Shutter, Site location plan, (As existing:) IVR DMA ZZ XX DR A 03000 A, IVR DMA ZZ GND DR A 01000 A.

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

Condition(s) and Reason(s):



1 REPLACEMENT CONDITION 11:

The development hereby permitted shall be carried out in accordance with the following plans approved under reference 2013/7505/P varied under 2015/4649/P:

Site Location Plan IVR-DMA-ALL-00-GA-A3- 843 A; [as existing:] 0974 A-025-001/P0; 0974 A-025-002/P0; [as proposed:] IVR-DMA-ALL-00-GA -A3 - 834 C; IVR-DMA-ALL-01-GA -A3 - 835 C; IVR-DMA-ALL-02-GA -A3 - 836 A; IVR-DMA-ALL-03-GA -A3 - 837 A; IVR-DMA-ALL-04-GA -A3 - 838 A; IVR-DMA-ALL-05-GA -A3 - 839 A; IVR-DMA-ALL-SEC-GA-A3-842-A; IVR-DMA-ALL-SL-ELV-A3- 832 B; IVR-DMA-ALL-SL-ELV-A3- 830 B; IVR-DMA-ALL-SL-ELV-A3- 833 B; IVR-DMA-ALL-SL-ELV-A3- 831 B; IVR-DMA-ALL-RF-GA-A3- 840 A; IVR DMA ALL ELE GA A3 - 308 A; IVR DMA ALL ELE GA A3 - 307 A; IVR DMA ALL ELE GA A3 - 306 A; IVR DMA ALL ELE GA A3 - 305 B.

AND as variously superseded by plans approved under reference 2015/6979/P and 2016/3197/P:

Site Location Plan IVR-DMA-ALL-00-GA-A3- 843 A; [as existing:] 0974 A-025001/P0; 0974 A-025-002/P0; [as proposed:] 21881/01; IVR-DMA-ALL-01GA-A3 - 835 C; IVR-DMA-ALL-02-GA -A3 - 836 A; IVR-DMA-ALL-03-GA -A3 - 837 A; IVRDMA-ALL-04-GA-A3 - 838 A; IVR-DMA-ALL-05-GA -A3 - 839 A; IVR-DMAALL-SEC-GA-A3-842-A; IVR-DMA-ALL-SL-ELV-A3- 832 B; IVR-DMA-ALL-SLELV-A3-830 B; IVRDMA-ALL-SL-ELV-A3-833 B; IVR-DMA-ALL-SL-ELV-A3- 831 B; IVR-DMA-ALL-RF-GAA3-840 A; IVR DMA ALL ELE GA A3 - 308 A; IVR DMA ALL ELE GA A3 - 307 A; IVR DMA ALL ELE GA A3 - 306 A; IVR DMA ALL ELE GA A3 - 305 B, IVR DMA ALL 00 GA A3 175.

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

Informative(s):

1 Reason for granting permission:

Permission is sought for the replacement of the existing roller shutter at the front elevation to be replaced with double glazed windows in similar proportions to replace the existing opening with cladding to match the existing at cill level. This is considered subordinate to the host building by virtue of its design and scale as it would match the host building and be in keeping with its materials. The proposal would not affect the amenity of any adjoining residential occupiers in terms of privacy, outlook, daylight and sunlight.

The proposal would enhance the interiors of the commercial ground floor area and improve the daylight levels internally for the future B1 occupiers who have expressed interest in using the space. Whilst the development will have some impact in terms of removing the flexibility of use of the roller shutter by a potential B1c (light industrial) user, this could be re-introduced if needed by another occupier (subject to planning permission) and is not considered harmful to the

viability of the commercial space's function.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 21/02/2014 under ref: 2013/7505/P. 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.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

- 2 You are advised that this decision relates only to the façade alterations set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 21/02/2014 under reference number 2013/7505/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



David Joyce  
Director of Regeneration and Planning

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