

Ms Molly de Courcy Wheeler  
2 St Martins Almshouses  
Bayham Street  
London  
NW1 0BD

Application Ref: **2017/2662/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

28 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**2 St Martins Almshouses**  
**Bayham Street**  
**London**  
**NW1 0BD**

Proposal: Removal of high level window to side elevation as a non-material amendment of planning permission granted under ref: 2015/5180/P on 13/11/2015 for the erection of single storey rear extension with rooflight.

Drawing Nos: Part superseded drawing: A 1100 00 dated August 2016.

Amended drawing: A 1101b 03 dated May 2017.

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 3 of planning permission granted on 03/11/2015 under reference number 2015/5180/P shall be replaced by the following condition:



### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: A 0000 00, A 0001 00, A 0002 00, A 0100 00, A 0200 00, A 1001 00, A 1002 00 dated July 2016, A 1100 00 dated August 2016 (part superseded), A 1200 00, A 1400 00, A 1101b 03 dated May 2017 and Design, Access and Heritage Statement received 11/11/15.

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 original application proposed the erection of a single storey rear extension with a high level window to the side elevation. The current application proposes to remove this window and retain a plain brick flank wall. The alteration is not considered a material change and would maintain the listed building's architectural integrity and historic significance.

The amendment does not introduce any amenity impacts.

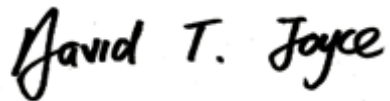
Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed scheme has already been assessed by virtue of the previous permission granted on 03/11/15 under reference number 2015/5180/P.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 03/11/2015 under reference number 2015/5180/P and is bound by all the conditions attached to that permission.

3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning

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