

Mr Leon Kalkwarf
Kalkwarf Architects
46 - 48 Grosvenor Gardens
London
SW1W0EB

Application Ref: **2017/4476/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

8 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
The Adelaide
143 Adelaide Road
London
NW3 3NL

Proposal: Alterations to front and side boundary walls and addition of timber roof to rear escape stair to the erection of 5 x 4 bedroom houses with basement car parking (Class C3) following demolition of existing public house (Class A4) approved under application 2012/3923/P dated 22/05/2014.

Drawing Nos: Superseded plans: ADL 102C; 15233/P007C; ADL-301C

Replacement plans: 15233/P003C; 15233/P007G; 15233/P100A; 15233/102-P1Q

For the purposes of this decision, condition no.2 of planning permission 2012/3923/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:

15233/P003C; 15233/P007G; 15233/P100A; 15233/102-P1Q; 1736-02; 1687:



01B; 02B; 03B; ADL: 100A; 101C; 103B; 104B; 105A; 106; 201B; Planning Impact Statement produced by Grainger Planning Associates date Jul 2012; Sustainability Statement produced by Blue Sky Unlimited dated 15.10.2012; Transport Summary produced by Steer Davies Gleave dated Sep 2010; Code for Sustainable Homes produced by Foreman Roberts dated 27.09.2010; Arboricultural Implications Assessment Report produced by ACS Consulting dated 04.10.2010; Structural Engineers Report and Basement Impact Assess produced by Sinclair Johnston dated Jul 2012; Desk Study and Ground Investigation produced by Soil Consultants dated 18.07.2012; Additional information: Remediation method statement prepared by Sinclair Johnston dated 17.10.2012; email from Simon Grainger dated 15.10.2012 at 1632hrs; Estimated building damage assessment prepared by Sinclair Johnston dated 06.07.2012; updated BIA prepared by Sinclair Johnston dated Sep 2012; Revised elevation drawing ADL-301-C; Updated accessibility information including bathroom layouts and plans ADL-101-C and ADL-102-C; updated Design and Access Statement produced by KSR Architects dated Sep 2012; Updated daylight and Sunlight Assessment produced by XCO2 Energy dated September 2012; Visibility Splay and Parking drawing prepared by Steer Davies Gleave ref 223092-04

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 amendments to the approved scheme would include the omission of the ventilation grilles to the side boundary and a resulting reduction to the depth of this section of wall; the replacement of a section of side boundary wall with a wooden fence (following a request from the Council's Trees Officers); as well as the introduction of a cover above the rear fire escape stair at ground floor level.

The proposed alterations are minor and appropriately designed and are similar in nature to the original proposal and not materially different from the approved scheme. The proposed stair cover would be situated below the level of the boundary enclosure to the front of the site and would not be visible from outside of the site. Due to their location, it is considered that the alterations would not materially impact on the appearance of the boundary wall, wider development or the amenity of nearby residential occupiers. The proposed alterations would additionally ensure the protection of a nearby protected tree, lessening the impact of the approved scheme.

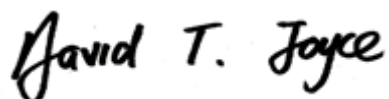
The full impact of the scheme has already been assessed by virtue of the previous approval granted on 22/05/2014 under reference number 2012/3923/P. In the context of the approved scheme, it is considered that the amendments would not have any further impact

2 You are advised that this decision relates only to the changes highlighted in the

description and shall only be read in the context of the substantive permission granted on 22/05/2014 under reference number 2012/3923/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

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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