

Mr Benjamin Fox  
Planware Ltd  
The Granary  
First Floor, 37 Walnut Tree Lane  
Sudbury  
Suffolk  
CO10 1BD

Application Ref: **2017/4752/P**  
Please ask for: **Ben Farrant**  
Telephone: 020 7974

12 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**295 Kentish Town Road**  
**London**  
**NW5 2TJ**

Proposal: Removal of timber effect slats from replacement shopfront approved under planning permission 2017/1757/P dated 14/06/2017

Drawing Nos: Superseded: 0912-0023-05\_Rev.A & 0912-0023-09\_Rev.A  
Amended: 0912-0023-05\_Rev.C

The Council has considered your application and decided to grant this non-material amendment:

For the purposes of this decision, condition no.3 of planning permission 2017/1757/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: 0912-0023-01 A; 0912-0023-05\_Rev.C; 0912-0023-02 A; 0912-0023-06 A; Proposed Letters dated 11/06/2014; Proposed Golden Arch dated 11/06/2014.

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:

The proposed amendment is to remove the 4no. aluminium timber effect slats positioned beneath the fascia of the proposed shopfront.

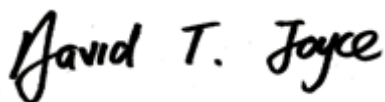
The proposed amendment is considered to be minor in the context of the original scheme and does not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as a non-material amendment to the original scheme, and is considered acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval Ref: 2017/1757/P dated 14/06/2017. In the context of the permitted scheme, it is not considered that the amendment 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 under Ref: 2017/1757/P dated 14/06/2017, 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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