

Mr Jeremy Sparrow  
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Application Ref: **2017/4887/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

12 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**14 York Rise**  
**London**  
**NW5 1ST**

Proposal: Alterations to shopfront window to planning permission granted on 02/02/2017 ref. 2016/6371/P for change of use of ground floor from office (Class B1) to flexible B1 / A1 uses, installation of replacement shopfront and associated external alterations at ground floor level (as amended by 2017/1174/P dated 10/03/2017).

Drawing Nos: 17029-01 Rev. C; YR-01; YR-03 Rev. A; YR-04; YR-05 Rev. B; YR-06; YR-07; YR-08; Location Plan; Design and Access Statement 24/01/2017.

For the purposes of this decision, condition no. 3 of planning permission 2016/6371/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 - 17029-01 Rev. C; YR-01; YR-03 Rev. A; YR-04; YR-05 Rev. B; YR-06; YR-07; YR-08; Location Plan; Design and Access Statement 24/01/2017.



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 proposed amendment comprises the installation of 2 x high level casement windows into the approved shopfront window. The amended design would be in keeping with the design of existing shopfront windows in the surrounding area and is not considered to impact the architectural aesthetic of the original proposal. The installation of 1 x new metal finished spotlight above the entrance door is considered to be de minimis and is acceptable. The changes to the design of the shopfront door and relocation of the letterbox included in the revised design have previously been approved under the non-material amendment granted on 10/03/2017 under reference 2017/1174/P.

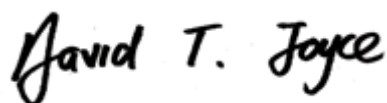
The revisions are not considered to harm the appearance of the building. The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. They can therefore be treated as non-material and are acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 02/02/17 under reference 2016/6371/P. In the context of the permitted scheme, it is not considered that the amendments 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 on the application form and shall only be read in the context of the substantive permission granted on 02/02/2017 under reference number 2016/6371/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



David Joyce  
Director of Regeneration and Planning

Executive Director Supporting Communities

2017/4887/P

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