

Mr Nainesh Patel  
PM Architects Ltd  
PO Box 1034  
Wembley  
HA0 9GY

Application Ref: **2017/5933/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

25 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Flat 5**  
**103 Priory Road**  
**London**  
**NW6 3NN**

Proposal: Revisions to design of balustrade approved under planning permission 2016/5225/P dated 31/10/2016.

Drawing Nos: Superseded drawings: 103 PR 5254, 103 PR 5255  
Amended drawings: 103 PR 5254 rev B, 103 PR 5255 rev B

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

For the purposes of this decision, condition no.3 of planning permission 2016/5225/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- 103 PR 5201, 103 PR 5202, 103 PR 5203, 103 PR 5204, 103 PR 5251, 103 PR 5252, 103 PR 5253, 103 PR 5254 rev B, 103 PR 5255 rev B, and 103 PR 5256.



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

Informative(s):

1 Reason for granting approval:

The proposed amendments involve changes to the design of the second floor railings. The originally approved railings were horizontal black metal bars; whereas permission is now sought to revise these to vertical railings. They would be the same height, material, colour, and position and are necessary in order to comply with building regulations.

The proposed railings are a simple, traditional design, which would be fitting to the character and period of the host building and surrounding area whilst having minimal visual impact. The proposals are not considered to cause harm to the character and appearance of the South Hampstead Conservation Area.

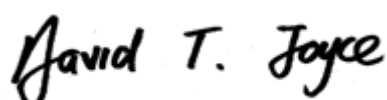
The proposed amendment is considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as non-material and is acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 31/10/2016 under reference 2016/5225/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 shall only be read in the context of the substantive permission granted on 31/10/2016 under reference number 2016/5225/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

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).