

Mr Christian Schneider
Rowan Orchid Architects
86-90 Paul Street
London
EC2A 4NE
United Kingdom

Application Ref: **2017/5481/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

2 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Doltan House
51 Werrington Street
London
NW1 1QN

Proposal: Alteration to the height and location of the balustrades around the lightwells at ground floor as approved under appeal decision ref: APP/X5210/W/15/3139042 (2015/3074/P) dated 19/05/2016.

Drawing Nos:

Superseded Plans:
Planning. Elevations - Proposed Section & Elevations 1504.4.PA.E01 Rev B,
Planning. Plans - Proposed Plans 1504.4.PA.P01 Rev B.

Proposed Plans:
Planning. Elevations - Proposed Section & Elevations 1504.4.PA.E01 Rev C,
Planning. Plans - Proposed Plans 1504.4.PA.P01 Rev C.

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.2 of planning permission 2015/3074/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 and documents:

Site Location Plan, Existing Building Elevation - Existing Section & Elevations 1504.1.EX.E01, Existing Building Plans - Existing Plans 1504.1.EX.P00, Planning Elevations - Proposed Section & Elevations 1504.4.PA.E01 Rev C, Planning Plans - Proposed Plans 1504.4.PA.P01 Rev C, Design and Access Statement (29 May 2015), Basement Impact Assessment - Screening and Scoping Report 150234/TA (19 May 2015).

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

Informative(s):

1 Reason for granting approval:

The proposed changes to the approved scheme, namely the increase in height to the balustrades from 9500mm to 100mm (to comply with building regulations) and extension of the balustrades to include pedestrian gates across the entrance doors are considered acceptable. The changes do not have a material impact on the approved scheme and are considered minor in nature.

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 at appeal on 05/04/2016 under reference APP/X5210/W/15/3139042 (2015/3074/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 revised balustrades at ground floor and shall only be read in the context of the substantive permission granted at appeal on 5 April 2016 under reference number APP/X5210/W/15/3139042 (2015/3074/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

Executive Director Supporting Communities

2017/5481/P

David T. Joyce

David Joyce
Director of Regeneration and Planning

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