

Ms Wendy Ebringer
Method Architects Ltd
The Busworks
United House
North Road
N7 9DP

Application Ref: **2017/7014/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

15 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
5 & 6 Cliff Villas
London
NW1 9AL

Proposal: Amendments to include height of lift overrun and AOV upstand at roof level, window compositions, introduction of powder-coated metal copings to the brick parapets, and alterations to fin screen to rear elevation of planning permission (2013/7259/P) granted under appeal reference APP/X5210/A/14/2216978 dated 16/09/2014 (Demolition of existing 4 storey building comprising 8 flats and erection of 6 storey building comprising 12 flats (Use Class C3)).

Drawing Nos: Approved: PL 001 Location Plan; PL 002 Existing Site Plan; PL 103 First to third floor plan; PL 201 Proposed street elevation; PL 202 Proposed side elevation; PL 203 Proposed garden elevation. PL108 Proposed Roof Plan.

Proposed: L(00) 02 Rev A First floor Plan; L(00) 15 Rev A SW elevation; L(00) 16 Rev B SE elevation; L(00) 17 rev B NE elevation, L(00) 07 Rev A General arrangement plans roof level.

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



2013/7259/P (APP/X5210/A/14/2216978) 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- [PL 001, PL 002, PL 003, PL 004, PL 005, PL 006, PL 007, PL 008, PL 009, PL 010, PL 100, PL 101, PL 102, PL 103, L(00) 02 Rev A First floor Plan, PL 106, PL 107, L(00) 07 Rev A General arrangement plans roof level, PL 200, L(00) 15 Rev A SW elevation, L(00) 16 Rev B SE elevation, L(00) 17 rev B NE elevation, PL 300, PL 301, PL 011, PL 012, PL 013, PL 014, PL 015, PL 016, PL 017, Arboricultural Impact Appraisal and Method Statement, (Ref:13317-AIA-MW), Tree Protection Plan (Ref: 01613 A & SK 100 REV C), Code for Sustainable Homes Pre-Assessment Report, dated 08/11/2013, Energy Strategy Report dated 07/11/2013].

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

Informative(s):

1 Reason for granting approval-

The proposal reflects further design development of the scheme. Alterations are proposed which incorporate the following:

- Changes to the height of the top of the lift overrun (150mm) and AOV (350mm) upstand at roof level.
- Alteration to window compositions
- Powder-coated metal copings to the brick parapets at high level to protect the brick edges
- A metal fin louvered system for continued privacy screening

The amendments are considered to be minor and either individually or cumulatively do not materially alter the design or amenity impact of the approved scheme.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken.

The site's planning history was taken into account when coming to this decision.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission (2013/7259/P) granted under appeal reference APP/X5210/A/14/2216978) dated 16/09/2014.

In the context of the permitted scheme, it is considered that the proposed amendment to planning permission ref: 2013/7259/P (APP/X5210/A/14/2216978 (2013/7259/P)) dated 16/09/2014 is de-minimis and constitutes a non-material amendment to the development.

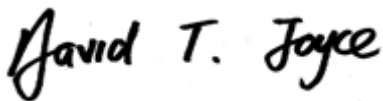
2 You are reminded that conditions 3 (facing materials), 4 (sample panel of the facing brickwork) and 10 (details of photovoltaic cells/solar water heaters) of planning permission granted under appeal reference APP/X5210/A/14/2216978 (2013/7259/P) dated 16/09/2014 are outstanding and requires details to be

submitted and approved.

- 3 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 16/09/2014 under reference number APP/X5210/A/14/2216978 (2013/7259/P) 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

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