

Mr. Philip Harvey  
PCKO Architects  
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London  
EC1R 4RG

Application Ref: **2018/0307/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

19 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**The Greenwood Centre  
Greenwood Place & Highgate Day Centre  
London  
NW5**

Proposal: Louvres to front elevation, removal/relocation/addition of louvres on side elevations and amendments to flues on Deane House to vary condition 2 (development in accordance with approved plans) of development granted 2013/5947/P dated 18/06/14 (as amended by reference 2015/3151/P, 2016/0936/P, 2017/0363/P and 2017/0518/P) for redevelopment of the sites including a new Centre for Independent Living on Greenwood Place.

Drawing Nos: Approved plans: (1213\_PL\_)260 Rev D; 262 Rev D and 265 Rev D, Series 100-200 Kool Air brochure.

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.1 of planning permission 2017/0518/P (which varied 2013/5947/P) shall be replaced with the following condition:

### **REPLACEMENT CONDITION 1**



The development hereby permitted shall be carried out in accordance with the following approved plans: 1213 PL 002\_Rev\_C, 1213 PL 160\_Rev\_F, 1213 PL 161\_Rev\_D, 1213 PL 162\_Rev\_C, 1213 PL 163\_Rev\_C, 1213 PL 164\_Rev\_B, 1213 PL 260\_Rev\_D, 1213 PL 261\_Rev\_C, 1213 PL 262\_Rev\_D, 1213 PL 265\_Rev\_D and 1213 WD551 Rev A.

Supporting documents: Addendum Historic Environmental Assessment prepared by MOLAS (April 2015), Air Quality Assessment Note prepared by Air Quality Consultants (dated April 2015), Revised Sustainability Statement prepared by TGA (dated 2015), Revised Energy Statement prepared by TGA (dated April 2015), Addendum Flood Risk Assessment prepared by Campbell Reith (dated April 2015), Revised Basement Impact Assessment prepared by Campbell Reith (dated March 2015) and Series 100-200 Kool Air brochure.

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

Informative(s):

1 Reason for granting non-material amendment:

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 18/06/2014 reference 2013/5947/P, as well as various amendments approved under 2015/3151/P, 2016/0936/P, 2017/0363/P and 2017/0518/P. In the context of the permitted scheme and the various revised details, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

The proposal would vary the approved drawings of the scheme, in the context of condition 1 of 2017/0518/P dated 07/04/2017. The amendments include updated elevations to the Greenwood Centre building, which is substantially completed, to include additional vents to the front elevation and the redistribution of vents on both side facing elevations. The changes are not considered to materially impact on the character and appearance of the building nor the surrounding area. Details of the louvres have been secured.

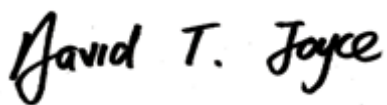
The original permission included flues to be attached to the adjacent building at Deane House. At the time of the permission under 2013/5947/P, the full details of the flues (in terms of height and appearance) were not known and were shown on the plans indicatively. The revised elevations confirm the height and appearance of the flues, which are no higher than 1m above the roofline as per the relevant Building Regulations. The flues are in the same location and are a similar size and height as per the original approval. Given that they are significantly setback from the front of Dean House and are located on a backland site, it is not considered that the revised details would materially alter the character or appearance of Dean House or the surrounding area.

The context of the overall scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved development nor neighbouring amenity.

- 2 You are advised that this decision relates only to changes to the position of vents at Greenwood Centre and details of the flues to Deane House, and shall only be read in the context of the substantive permission granted on 07/-4/2017 under reference number 2017/0518/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

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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