

Willingale
Willingale Associates
56 Clerkenwell Road
London
EC1M 5PX

Application Ref: **2018/0407/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

12 March 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
43-45 Fitzjohn's Avenue
London
NW3 5JU

Proposal: Internal alterations at first floor level for the change of use of existing managers office to provide ancillary HMO accommodation (sui-generis) associated with planning permission 2010/6824/P allowed on appeal on 14.9.11 (as later amended by a variation of condition 2, dated 29.08.2017 ref: 2017/2974/P (for the reduction of the angled rear infill extension between the lower-ground and ground floor and reduction of the depth of the full width extension at upper ground floor extension).

Drawing Nos: Superseded: 200E and 201E.

Proposed: 200G and 201G

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

You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 14.9.11 under reference number [2010/6824/P] and (as later amended by a variation of condition



2, dated 29.08.2017 ref: 2017/2974/P and is bound by all the conditions and obligations attached to that permission:

For the purposes of this decision, condition no.6 of planning permission 2017/2974/P shall be replaced with the following condition:

REPLACEMENT CONDITION 6

The development hereby permitted shall be carried out in accordance with the following approved plans:1000A, 1002, 1100, 1101, 1102, 1103, 1104, 1105, 1110, 2000G, 2001G, 2100C, 2101C, 2102D, 2103D, 2104B, 2105B, 2110D, 2111C, Arboricultural Report dated 26 February 2010 by AAIS - The Tree Advice Ltd; Details of Glass Link by e-mail from Kyson dated 13th April 2011; and E-mail from Kyson dated 10th June 2011.

Informative(s):

1 Reason for granting:

It is proposed to change the existing office at first floor level to provide ancillary HMO accommodation (sui-generis) to increase the centrally located residential floorspace for HMO units 13 and 16 to the front and rear of the building. There are no changes proposed to the external appearance of the host building.

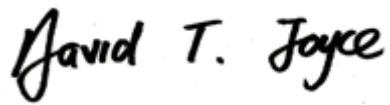
Unit 16 would be increased by approximately 11sqm ancillary floorspace for the existing occupiers. Flat 13 would be increased by an additional 7.3sqm this would result in the level of ancillary office space being reduced to 6.7m and would therefore not impact on the function and use of the HMO units. Thus, the redistribution of internal floorspace would have no material impact .

The overall changes to the proposals are very small in scale and would not materially affect the appearance of the host building. The full impact of the proposed development has already been assessed. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and impact on neighbours. It is considered that the changes are minor in the context of the approved scheme and can therefore be regarded as a non-material amendment of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 14.9.11 under reference number [2010/6824/P] and (as later amended by a variation of condition 2, dated 29.08.2017 ref: 2017/2974/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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