

Mr Ian Barden
Genesis Architects Ltd
7 St Margarets Road
Stanstead Abbots
Ware
Hertfordshire
SG12 8EP

Application Ref: **2015/1908/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

10 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
1-7 Hargrave Place
London
N7 0BP

Proposal: Alterations to front and side ground floor elevations and upper floor windows, and conversion of ground floor servicing and parking yard to internal floorspace in building approved under planning permission 2014/3714/P dated 18/11/14.

Drawing Nos:
Superseded: GAL 200 (PC) 003 A; GAL 200 (PC) 005 A
Revised: GAL 200 (PC) 003 B; GAL 200 (PC) 005 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.2 of planning permission granted on 18/11/2014 under reference 2014/3714/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: Site Location Plan; GAL 200 (PC) 001; 002; 003 B; 004 A; 005 B; 006 A; Design and Access Statement by Genesis Architects dated 29th May 2014; Code for Sustainable Homes Pre-assessment Report by Innervision; Daylight and Sunlight Report by Waldrams dated 2nd June 2014; Energy Statement by Innervision dated May 2014; Phase 1 Desk Study by Soils Ltd dated June 2014.

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

Informative(s):

1 Reasons for granting non-material amendment.

The amendments to the approved scheme include conversion of the covered service yard to internal space and minor alterations to the front and side elevations.

The approved scheme features an internal service yard of approximately 65sqm. The amendment would convert this into approximately 45sqm of additional internal floorspace for the ground floor commercial unit and allow the relocation of refuse and cycle storage. The amendment would improve the layout of both the commercial unit and the refuse/cycle storage. The proposal would result in the loss of a parking area. Given the good public transport accessibility of the site, loss of parking is not considered to have a material impact on traffic.

The ground floor elevation would also be amended. The vehicular entrance doors to the east would be replaced by smaller bin store and cycle store doors, and the approved bin/cycle store doors to the west would be replaced by windows. Additionally, the minor changes to the clerestory windows to the side elevation are proposed as well as the introduction of horizontal glazing bars to the upper floor windows on the front elevation. The residential entrance would have a small canopy above to meet lifetime homes requirements. The elevational changes are not considered to be material.

The scale and extent of the proposed changes are not considered to have a material impact on the appearance of the approved building, the amenity of adjoining occupiers or the traffic network. As such, the proposal is considered to be in keeping with the requirements of section 96a of the Town and Country Planning Act 1990 (as amended).

2 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 18/11/2014 under reference number 2014/3714/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, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment

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