

Ms Allison Ward
Fine Architecture
1 Westmoreland Terrace
London
SW1V 4AG

Application Ref: **2018/1438/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

1 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
95 Avenue Road
London
NW8 6HY

Proposal: Amendment of proposed steps, lighting and position of door to ground floor entrance approved under planning permission 2017/1552/P dated 26/06/2017 for alterations to ground floor entrance to flats.

Drawing Nos:

Approved - Design & Access Statement 224-451-A, Lighting Assessment 224-455, (224-1.)006-A, 008-A, 100-A, 203-A, (224-8.)001-A, 002 RevA, 003-A, 006-A

Proposed - Design and Access Statement March 19, 2018 224-451 Revision B, Lighting Assessment March 19, 2018 224-455 Revision B, External lighting specifications: Ecoled Mini nova60 & Corona Detail, (224-1.)006-D, 008-C, 100-C, 203-C, (224-8.)004-D, 005-C, 008-D, 010-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.3 of planning permission 2017/1552/P shall be replaced with the following condition:



REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- Design and Access Statement March 19, 2018 224-451 Revision B, Lighting Assessment March 19, 2018 224-455 Revision B, External lighting specifications: Ecoled Mini nova60 & Corona Detail, (224-0.) 001-A, 002-RevB, 006-A, 008-A, 100-A, 203-A, (224-1)001-A, 006-D, 008-C, 100-C, 203-C, (224-8) 001-A, 002-A, 003-A, 004-D, 005-C, 006-A, 008-D, 010-C.

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

Informative(s):

1 Reason for granting approval.

The proposal is for alterations to the approved scheme which include:

- Entrance doors and fixed side windows to be aligned with the building instead of aligned with the steps
- Retention of the existing entrance steps and handrail configuration, and re-paving the steps and landing with new anti-slip tiles
- Reception window to be fixed deeper within window reveal
- Canopy roof light installed at an angle instead of fixed flat
- Removal of lighting from entrance elevation and installation of down lights fixed to the underside of canopy
- Altering illumination to signage from external illumination to halo illumination

In the context of the permitted scheme the amendments are not considered to materially impact on the design, character or appearance of the approved scheme nor would it impact on the amenity of neighbouring occupiers.

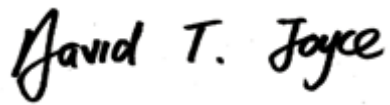
The site's planning history was taken into account when coming to this decision.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission (2017/1552/P) dated 26/06/2017. In the context of the approved scheme, the proposed amendments are considered to be minor and would not raise any new issues or alter the substance of the approved scheme. Therefore the proposals constitute a non-material amendment to the development and are considered acceptable.

2 You are advised that this decision relates only to the changes to the proposed steps, lighting and position of the ground floor entrance highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 26 June 2017 under reference number 2017/1552/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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