

Mr Tasou Associates
Tasou Associates
4 Amwell Street
London
EC1R 1UQ

Application Ref: **2018/1850/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

20 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
18-20 St Pancras Way
London
NW1 0QG

Proposal: Enlargement of approved first floor terrace, alterations to fenestration on north and east elevations and replacement of timber cladding at ground floor level with brick, all as non-material amendments to planning permission 2015/3163/P dated 19/02/2016 (Erection of 3 bed residential dwelling at upper ground floor level at rear, including extension to Flat 1 at 1st floor level at rear of Nos. 18-20 St. Pancras Way).

Drawing Nos:
Superseded plans: PA.02, PA.03, PA.06

Plans for approval: PA.02 Rev B, PA.03 Rev B, PA.06 Rev 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 2015/3163/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: Location plan; Location plan; EX.01; EX.02; EX.03; EX.04; PA.01 Rev A; PA.02 Rev B; PA.03 Rev B; PA.04; PA.05; PA.06 Rev C; Landscape Plans (PA.07); Heritage, Design & Access Statement, D01, Ref.1517; Transport Statement, Paul Mew Associates, Project: P1419, October 2015.

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

Informative(s):

1 Reason for granting approval

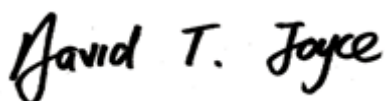
The increase in width of the approved first floor terrace area, removal of the timber cladding from the first and second floor windows and replacement of the timber cladding at ground floor level with brick, are considered to represent minor alterations that would not have a significant impact on the appearance of the host building or the character of the surrounding area. Furthermore, the minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 2015/3163/P dated 19/02/2016. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 19/02/2016 under reference number 2015/3163/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



David Joyce
Director of Regeneration and Planning

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