

Mr Dimitris Argyros
Haptic Architects
Fourth Floor
74-77 White Lion Street
Islington
London
N1 9PF

Application Ref: **2018/3805/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

4 October 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
1 Ardwick Road
London
NW2 2BX

Proposal: Alterations to position of external entrance gates, bike and bin stores to 'Conversion of a single family dwelling house into eight self-contained flats with lower ground floor excavation, rear extensions and roof alterations' approved under planning permission 2015/3136/P (dated 22/06/2016) and subsequently varied under minor amendment application 2016/6015/P (dated 20/04/2017) (retrospective)

Drawing Nos: SUPERSEDED:

HA-233-P-20-010 (Ground and Basement Plan) dated Nov 2016

REPLACEMENT:

HA-233-P-20-110 rev B (Revised ground and Basement Plan) dated July 2018

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



2016/6015/P dated 20/04/2017 (which in turn was a variation of condition no.3 of planning permission 2015/3136/P dated 22/06/2016) 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:

Location Plan, 7852/11A, 7852/12A, 7852/13, 7852/14, 7852/15; (Prefix: HA-233-P-20-) 110 rev B (dated July 2018), 020, 030, 510, 520 (all dated Nov 2016); Design and Access Statement, Arboricultural report prepared by John Cromar's Arboricultural Company Limited, BIA prepared by Chelmer Consultancy Services dated May 2015; Engineering Method Statement prepared by Green Structural Engineering Ltd dated May 2015

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

Informative(s):

1 Reason for granting approval-

The extension and sub-division of the property into no.8 self-contained residential units has already been approved under planning permission ref. 2015/3136/P dated 22/06/2016 and subsequently amended via minor material amendment application 2016/6015/P dated 20/04/2017. During the implementation of these works, a number of elements were not built in full compliance with the approved drawing set and confirmation is sought that these divergences were non-material in nature.

The 'as built' variations include external changes only which are summarised as follows:

- An additional two access gates within the boundary wall (1 to Fortune Green Rd side and 1 to Ardwick Rd)
- Minor relocation of external bike store within side garden to provide additional amenity space to flat 2 (size and design as approved)
- Minor relocation of external bin store within front garden to take account of new gate/path (size and design as approved)

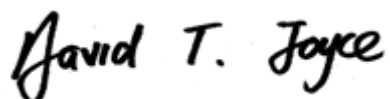
The 'as-built' variations do not include any alterations to the number, layout or quality of the residential units approved. The changes would not result in any loss of amenity or issues of highways safety or security. Of the changes, only the additional gates would be visible from outside the site and these elements have not materially altered the overall appearance of the development. In the context of the overall approved scheme these variations to the approved scheme are considered non-material.

2 You are advised that this decision relates to external ground floor/lower ground floor levels only and shall only be read in the context of the substantive permission

granted on 20/04/2017 under reference number 2016/6015/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 paragraph 38 of the National Planning Policy Framework 2018.

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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