

Box Architects
2 Angel Square
London
EC1V 1NY

Application Ref: **2018/3612/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

25 October 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
18- 20 Elsworthy Road
London
NW3 3DJ

Proposal: Variation of condition 12 of planning permission 2014/5413/P dated 30/03/2015, (as amended by 2016/2041/P dated 09/11/2016 and 2018/1957/P dated 01/06/2018) for demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units and associated works; namely alterations to the green roofs.

Drawing Nos: Superseded Plans: 18-20ELS-417 Rev. P1; Site location plan (Ref: LO01).

Proposed Plans: (03)03 Site Location Plan; (03)20 Rev. D; (03)42 Rev. A; Green Roof Proposal (prepared by Box Architects, dated 24/07/2018).

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.12 of planning permission ref. 2014/5413/P - as amended by permission ref. 2016/2041/P and permission ref. 2018/1957/P - shall be replaced with the following condition:

REPLACEMENT CONDITION 12



The development hereby permitted shall be carried out in accordance with the following approved plans- (03)03 Site Location Plan; (03)20 Rev. D; (03)42 Rev. A 18-20- ELS- SK01 P2; 18-20- ELS- SK02 P3; 18-20-ELS-SK03 P3; 18-20-ELS SK04 P2; 18-20- ELS- SK05 P2; 18-20-ELS-SK06 P3; 18-20-ELS-SK07 P2; 18-20-ELS- SK08 P2; 18-20- ELS-SK09 P1; 18-20- ELS-SK10 P2; 18-20- ELS-SK11 P2; EXF01; EXF02; EXF03; EXF04; EXF05; EXF06; EXF07; EXF08; EXF09; EXF10; PRF01; PRF12; PRF13; TP01; LL01; Landscape layout; DEMF01; DEMF02; DEMF03; DEMF04; DEMF05; DEMF06; DEMF07; DEMF08; DEMF09; Letter by Boyer Planning dated 19/08/2014 (Ref: 14.501); Planning Statement by Boyer Planning dated August 2014; Design, Access and Heritage Statement by James Lambert Architects Ltd dated 01/08/14 (Ref: 18-20ER/DAS F001); Arboricultural report by CHA Trees dated 12th August 2014 (Ref: GHA/DS/18960:14); Daylight and Sunlight Study by Rights of Light Consulting dated 24th April 2014; Basement Impact Assessment parts 1, 2, 3, 4, 5, and 6 by QED Structures dated June 2014; Construction Management Plan by Odyssey Markides dated August 2014 (Ref: 14-059-01); Sustainability and Energy Statement by Metropolis Green dated 06/06/2014 (Ref: 5268); photo showing tree 1 and front; photo showing tree 3; Presentation drawings and Forecourt Proposal (Planning ref: 2014/5413 & 2016/2041); 18-20ELS Revision: A (April 2018); Green Roof Proposal (prepared by Box Architects, dated 24/07/2018).

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

Informative(s):

1 Reason for granting non material amendments

The proposed amendment comprises the reduction in size of the approved first floor green roofs to facilitate the introduction of a 500mm deep gravel margin to each side, and the installation of new green roofs above the front bin stores. The supporting documents state that the reasoning behind the proposed reduction in the area of the green roof is that the building warranty requires a vegetation-free zone to be provided within 500mm of all perimeters, abutments and openings. The proposals would result in a small net loss of green roof area.

The revisions would not significantly alter the appearance of the approved development and do not raise any new issues or alter the substance of the planning permission. They can therefore be treated as non-material changes to the approved scheme.

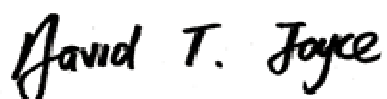
The full impact of the proposed development has already been assessed by virtue of the original approval granted on 30/03/2015 under reference 2014/5413/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

2 You are advised that this decision relates only to alterations to the green roof on the plans submitted with this application and shall only be read in the context of the

substantive permission ref. 2014/5413/P granted on 30/03/2015 - as amended by permission ref. 2016/2041 granted on 09/11/2016 and permission ref. 2018/1957/P granted on 01/06/2018 - and is bound by all the conditions and obligations attached to those permissions.

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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