

Kathryn McCain
Nexus Planning
Riverside House
2a Southwark Bridge Road
SE1 9HA

Application Ref: **2018/5359/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

19 December 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
**Land Adjacent to
35 York Way
London
N7 9QF**

Proposal: Alterations to the layout of the front entrance forecourt to 'Construction of a four storey building to provide nine self-contained flats (2 x 1 bed, 2 x 2 bed, 4 x 3 bed and 1 x 4 bed) (Use Class C3) following demolition of the existing single storey garages' approved under planning permission 2016/3750/P dated 10/05/2017.

Drawing Nos:
Superseded: (03) 12 Rev L

Amended: 3812/C001-A; 3812/C005-A; 3812/C006-A

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 2016/3750/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:

The development hereby permitted shall be carried out in accordance with the following approved plans (Prefix: (03)) 10 Rev A; 11 Rev A; 13 Rev K; 15 Rev G; 16 Rev G; 17 Rev G; 18 Rev G; 19 Rev C; 20 Rev C; 3812/C001-A; 3812/C005-A; 3812/C006-A.

Reason:

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

Informative(s):

1 Reason for granting permission:

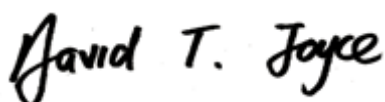
The application seeks to vary the layout of the entrance forecourt. This includes changes to the location of the bin and cycle storage and the inclusion of service storage such as gas meters. Full details of the landscaping have not been provided, however this would still be required under condition 12 of the original permission. The cycle store and bins stores remain appropriate in terms of size, design and security.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the original approval granted on 10/05/2017 reference 2016/3750/P. In the context of the permitted scheme, it is not considered that these amendments alongside previous amendments made to the scheme would have any material effect on the approved development, or impact on nearby occupiers.

2 You are advised that this decision relates only to the changes highlighted on the plans, set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 10/05/2017 under reference number 2016/3750/P and is bound by all the conditions and obligations if necessary 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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