

Mr Ming Ko
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Application Ref: **2018/5929/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

21 December 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
40-42 Mill Lane
London
NW6 1NR

Proposal: Amendments (changes to internal layout, roof details, installation of rear opening vent, changes to brick lintel to the rear and retention of existing window openings) to approved planning permission (2016/2661/P) dated 16/12/2016 for the conversion of ancillary accommodation to existing Class A4 use at 1st & 2nd floors to create 3 x 1-bed and 2 x 2bed flats with roof and second floor rear extension, associated alterations and retain existing public house (Use Class A4) at basement and ground floors.

Drawing Nos: Superseded drawings: 2001B, 2002A, 2003A, 2004B, 2100B, 2101B, 2102B, 2200B, 2201A.

Amended drawings: 480-A-01, 480-A-02, 480-A-03, 480-A-04, 480-A-05, 480-A-10, 480-A-11, 480-A-12, 480-A-13.

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 2016/2661/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:

Planning Brochure Revision E, 0500A, 0501A, 1000A, 1001B, 1002A, 1003A, 1004A, 1100B, 1101A, 1102A, 1200A, 1201A, 1999B, 2000C, 480-A-01, 480-A-02, 480-A-03, 480-A-04, 480-A-05, 480-A-10, 480-A-11, 480-A-12, 480-A-13, Sustainability statement, BREEAM assessment and Energy Assessment statement by Eight Associated dated 14/09/16, Letter dated 10/8/16 and Noise Exposure Assessment dated 3/8/16 by Clement Acoustic and email from Hannes Voss confirming access arrangements dated 17/10/16.

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

Informative(s):

1 Reason for granting approval:

The proposed amendments to the internal layout and roof profile are required due to inaccuracies with the existing building survey completed for the original planning application. The changes to the internal layout would not result in any external alterations, and the changes to the roof are required to overcome minor inconsistencies between the approved roof plan and elevation drawings where the elevation incorrectly depicted a small chimneystack. The changes to the rear window design would result in the retention of existing window openings and design, and the new opening vent would be installed to the rear roofslope where it would be subject to limited views.

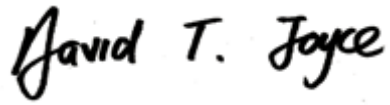
Due to the nature of the proposals, they are not considered to introduce any new design or amenity impacts. The visual impact of the amendments would be limited and would not materially impact the architectural aesthetic of the approved scheme.

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 previous permission granted on 16/12/2016 under reference 2016/2661/P.

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 16/12/2016 under reference number 2016/2661/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 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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