

Mr Steven Brewer
Heritage Surveys Ltd
Unit 11 H
22 Carlton Road
Sanderstead
CR2 0BS

Application Ref: **2019/0865/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **2726**

19 February 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
56 Priory Road
London
NW6 3RE

Proposal: Revised window design of planning permission granted under reference 2016/6934/P dated 03/03/2017 (Replacement of all windows, doors and wooden cladding, replacement of existing flat roof covering, and replacement of front boundary wall by new dwarf wall and railings.)

Drawing Nos: Proposed: 3002revA, 3003revA

Superseded: 32-01 Proposed 06 Rev C
32-01-Existing and Proposed 08 Rev 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 2016/6934/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- Site location plan; 32-01-SK(0)003; 32-01-SK(0)002; 32-01-PROPOSED-09; 32-01-PROPOSED05A; 32-01-PROPOSED-07 A; 32-01-



PROPOSED-03 B; 32-01-PROPOSED-04C; 32-01-SK(0)004; 32-01-PROPOSED-02 C; 32-01-SK(0)001, 3002revA, 3003revA

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

Informative(s):

1 Reason for granting approval:

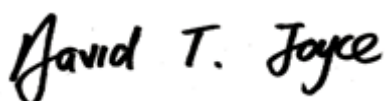
The revised design of windows at ground floor level are a result of the window system not being available for the site. The proposed system would have slimmer brick to glass dimensions, and a revised cill detail for the ground floor units. Overall, the ground floor cill would have a less bulky appearance. The amendment would not materially alter the appearance of the elevation.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2016/6934/P dated 03/03/2017. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene and conservation area. The changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material change to the approved scheme.

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 03/03/2017 under reference number 2016/6934/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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