

Mr Robert Mackenzie-Grieve
50 Lancaster Road
Enfield
EN2 0BY

Application Ref: **2019/2329/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

22 July 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
1-6 Centric Close
London
NW1 7EP

Proposal: Non-material amendment to planning permission 2016/6891/P dated 29/09/17 (Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas) namely to alter the size of the windows on the north flank elevation to match the size of the openings on the approved floor plans.

Drawing Nos: Superseded plan:
16041_A_(P00)_221 rev P01

Plan for approval:
16041_A_(P00)_221 rev P02a

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 2 of planning permission



2016/6891/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: 16041_A_(P00)_001 rev P01; 16041_A_(P00)_002 rev P01; 6041_A_(P00)_003 rev P01; 16041_A_(P00)_004 rev P01; 16041_A_(P00)_005 rev P01; 16041_A_(P00)_006 rev P01; 16041_A_(P00)_007 rev P01; 16041_A_(P00)_008 rev P01; 16041_A_(P00)_009 rev P01; 16041_A_(P00)_010 rev P01; 16041_A_(P00)_100 rev P01; 16041_A_(P00)_101 rev P03; 16041_A_(P00)_102 rev P02; 16041_A_(P00)_103 rev P02; 16041_A_(P00)_104 rev P02; 16041_A_(P00)_105 rev P02; 16041_A_(P00)_106 rev P02; 16041_A_(P00)_107 rev P02; 16041_A_(P00)_108 rev P02; 16041_A_(P00)_150 rev P01; 16041_A_(P00)_151 rev P01; 16041_A_(P00)_152 rev P01; 16041_A_(P00)_210 rev P01; 16041_A_(P00)_211 rev P01; 16041_A_(P00)_220 rev P01; 16041_A_(P00)_221 rev P02a; 16041_A_(P00)_222 rev P01; 16041_A_(P00)_223 rev P01; 16041_A_(P00)_300 rev P01; 16041_A_(P00)_301 rev P01; 16041_A_(P00)_302 rev P01; 16041_A_(P00)_310 rev P01; 16041_A_(P00)_311 rev P01; 16041_A_(P00)_312 rev P01; EXA-1643PL-103; EXA-1643-PL-101; EXA1643-PL-102; EXA-1643-PL-101; EXA-1643PL-201; EXA-1643-PL-300; 9198/01; and 9198/02 REV A.

Affordable Housing Assessment; Air Quality Impact Assessment; Archaeological Report; Arboricultural Report Rev A; Crime Impact Assessment; Construction Management Plan; Daylight and Sunlight Report; Delivery and Servicing Plan; Design & Access Statement; Foul, Surface Water & SUDs Strategy (FNH425/DS/01); Drainage Pro-forma; Ecology Report; Employment Floorspace Report; Employment Addendum Response; Energy Statement; Geo-environmental & Geotechnical Report; Heritage Impact Assessment; Noise and Vibration Assessment; Planning Statement; Draft Heads of Terms; Site Waste Management Plan; Sustainability Statement; Townscape and Visual Assessment; Transport Assessment; Overheating Analysis Report; Basement Impact Assessment; and Travel Plan.

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

Informative(s):

1 Reason for granting approval

The proposed alterations seek to replace the part brick reveals of the approved bedroom windows on the north elevation of the building with glass. The size of the approved window openings would remain unaltered by the proposal with only the width of the glazing panel increasing by approximately 350mm. The proposed changes to the profile of the approved windows are considered to be a minor alteration that would not have a significant impact on the appearance of the approved development nor on the character of the surrounding area.

Furthermore, officers note that the amended windows would still be bound by condition 23 of the original permission, which required all windows on the northern flank elevation to be obscure glazed and non-openable 1.7metres above finished

floor level. Therefore, the proposal would not cause harm to neighbouring amenity in terms of increased overlooking.

One objection was received from a neighbouring resident raising concerns over the applicant's failure to fit the north elevation windows with obscured glass, as approved. This matter is being currently investigated by the Council's enforcement team.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2016/6891/P dated 29/09/17. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 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 29/09/17 under reference number 2016/6891/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope
Chief Planning Officer

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