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Application Ref: **2019/3232/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

12 September 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**Stephenson House**  
**75 Hampstead Road**  
**London**  
**NW1 2PL**

Proposal: Non-material amendment to 2017/3518/P dated 08/03/2018 (as amended by 2018/0663/P dated 02/07/2018) for: (extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works (summary)); Namely for the retention of western boundary wall of Stephenson House, setback at upper levels and omission of rear windows.

Drawing Nos: Approved drawings: A-0301-PL Rev C; A-0304-PL Rev C; A-0305-PL Rev C; A-0201-PL Rev C; A-0202-PL Rev B; A-0203-PL Rev A; A-(0204-0209)-PL Rev B; A-(0210-0211)PL Rev A.

Superseded drawings: A-0301-PL; A-0304-PL; A-0305-PL; A-0201-PL Rev B; A-0202-PL Rev A; A-0203-PL Rev A; A-(0204-0209)-PL Rev A; A-(0210-0211)PL Rev A.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.2 of planning permission



2017/3518/P dated 08/03/2018 (as amended by 2018/0663/P dated 02/07/2018) 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:

Existing Drawings: A-0001-PL; A-(0101-0110)-PL; A-(0130-0136)-PL and A-(0140-0141)-PL.

Proposed Drawings: A-0002-PL; A-0201-PL Rev C; A-0202-PL Rev B; A-0203-PL Rev A; A-(0204-0209)-PL Rev B; A-(2010-0211)-PL Rev A; A-0300-PL Rev B; A-0301-PL Rev C; A-(0302-303)-PL Rev B; A-(0304-305)-PL Rev C; A-0306-PL Rev B; A-(0400-0401)-PL Rev B; SK-143 and SK-144.

Supporting Documents: Drainage Statement Report Rev P01 dated June 2017; Design and Access Statement dated 01/10/2017 (Rev A); A Financial Viability Assessment in support of the Planning Application dated June 2017; Energy Statement Rev P02 dated June 2017; Internal Daylight Report dated July 2017; Desk Study Report dated July 2017; Residential Energy Strategy Notes; Affordable Housing Statement dated July 2017; Sustainability Statement (ref: 2017.041) dated June 2017; Delivery and Servicing Management Plan (ref: JDF/JLLS/16/3476/TN01) dated June 2017; Travel Plan (ref: WTT/JLLS/3473/TP01) dated June 2017; Transport Statement (ref: WTT/JLLS/16/3473/TS01) dated June 2017; Landscape Design - Design and Access Statement dated June 2017; Air Quality Assessment dated June 2017; Planning Statement (ref: LJW/CKE/VHA/J10346) dated June 2017; Biodiversity Report dated June 2017; Noise Impact Assessment (ref: R6723-1 Rev 1) dated 19/05/2017; Statement of Community Involvement dated June 2017; Planning Stage Construction Methodology Rev 1 dated June 2017; Surface Water Drainage (SuDS) Strategy (ref: QFRA 649) dated 10/03/2017; Daylight and Sunlight Report dated June 2017; Thermal Comfort Analysis (ref: Z8810A) dated 08/09/17; L1A 2013 - Regulations Compliance Report; Surface Water Disposal Strategy dated September 2017 and Addendum Note for the Financial Viability Assessment dated 16/08/2017.

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

#### Informative(s):

##### 1 Reasons for granting permission.

The original approved application involved the demolition of the existing western boundary wall of Stephenson House. In order to demolish this existing wall, which is shared with the adjacent site, an over-sailing licence is required. As it has not been possible to make contact with the adjacent owners in order to obtain an over-sailing licence, this non-material amendment seeks the retention of the existing western boundary wall of Stephenson House. In retaining the existing boundary wall, a marginal set-back is required at the upper levels of the western end of

Drummond Street, as shown on the amended plans. Four approved windows at the rear of the site (unseen from any public views), on the north elevation, would also be omitted from the approved scheme. The retention of the existing western boundary wall is not considered to constitute a material change, as it would be simply not implemented that part of the permission. The set-back and removal of the height are not considered to materially alter the appearance of the proposal.

No comments have been received and the site's history has been properly considered.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 2017/3518/P dated 08/03/2018 (as amended by 2018/0663/P dated 02/07/2018) 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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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