

Application ref: 2019/5904/P
Contact: Seonaid Carr
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Date: 19 February 2020

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

13 A Pond Street
London
NW3 2PN

Proposal: Alterations to southern elevation to amend wall from solid to glazed at ground floor, increase and relocate lightwell to basement, increase rooflight, alterations to internal layout and associated external alterations together with replacement balustrade approved under planning permission 2017/6907/P dated 17/12/2018.

Drawing Nos: Superseded: 201-201_P04; 201-202_P04; 201-203_P03; 201-204_P03;
201-205_P04; 201-210_P04; 201-211_P04; 201-212_P04; 201-213_P04;

Revised: 201-201_P05; 201-202_P05; 201-203_P04; 201-204_P04; 201-205_P05; 201-
210_P05; 201-211_P05; 201-212_P05; 201-213_P05;

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 2017/6907/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:

201-100 P01; 201-101 P01; 201-102; 201-103; 201-110; 201-111; 201-112; 201-113; 201-120; 201-121; 201-122; 201-123; 201-124; 201-200_P04; 201-201_P05; 201-202_P05; 201-203_P04; 201-204_P04; 201-205_P05; 201-210_P05; 201-211_P05; 201-212_P05; 201-213_P05; 201-214_P04; 201-215_P04; 201-216_P04; 201-217_P04; 201-220_P05; 201-221_P05; 201-222_P05; 201-223_P04; 201-224_P04; 201-225_P04.

Supporting documents:

Response to BIA audit prepared by Entuitive dated April 2018; Arboricultural Report (TP/13aPS) prepared by Tree Projects dated 8 March 2018; Gas Monitoring Report prepared by Chelmer Global Ltd dated 10 January 2017; Structural Report & Basement Impact Assessment (Rev. 7) prepared by Entuitive dated March 2018; Design & Access Statement prepared by Gianni Botsford Architects dated 27 November 2017; Planning Statement prepared by Barton Willmore LLP dated December 2017; Sustainability & Energy Statement prepared by Integration dated 20 October 2017; Heritage Assessment prepared by Heritage Collective dated October 2017.

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

Informative(s):

1 Reason for granting approval -

The application includes amendments to the fenestration to the southern elevation, enlargement of rooflight, alteration to the lightwell serving the basement, internal alterations and replacement balustrade. Whilst there are a number of amendments, they are considered to be minor alterations to the design of the development and when considered cumulatively remain in keeping with the overall character and appearance of the approved scheme. It is considered that given the siting and nature of the works in the context of the parent application they would not materially affect the development, in terms of its appearance or the impacts of it.

The amendments are not considered to impact on the amenity of the surrounding neighbours anymore than the previously approved development. There would be an enlargement of glazing to the southern elevation, however this would be a ground floor level and front onto the rear of a public house so would not impact on amenity of neighbouring residents.

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 17/12/18 reference 2017/6907/P. In the context of the permitted scheme, it is not considered that the amendments 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 and set out in the description and shall only be read in the context of the substantive permission granted on 17/12/18 under reference number 2017/6907/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope
Chief Planning Officer

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