

Application ref: 2020/0752/P
Contact: Ben Farrant
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Date: 12 March 2020

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Firstplan
Bramah House
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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:

Workshop to the rear of 38-52 Fortess Road
Fortess Grove
London
NW5 2HB

Proposal: Alterations to the glazed opening in the west elevation to include a new entrance door, as an amendment to planning permission ref: 2017/6788/P, dated 28/01/2019.

Drawing Nos:

Superseded plans: 1014-PL-B-P-00 REV PL3 & 1014-PL-B- E-12 REV PL3

Amended plans: 1014-PL-B-P-00_Rev.PL4 & 1014-PL-B-E-12_Rev.PL5

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 permission granted ref: 2017/6788/P, dated 28/01/2019, 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: 1014-PL-S-B-00; 1014-UC-B-P-00; 1014-UC-B-P-01; 1014-UC-B-P-02; 1014-UC-B-P-RF; 1014-UC-B-S-01; 1014-UC-B-S-02; 1014-EX-B-E-10; 1014-EX-B-E-11; 1014-EX-B-E-13; 1014-EX-B-E-14; 1014-PL-B-P-00 REV PL4; 1014-PL-B-P-01; 1014-PL-B-P-02; 1014-PL-B-P-RF REV PL3; 1014-PL-B-S-01 REV PL3; 1014-PL-B-S-02 REV PL3; 1014-PL-B-E-10 REV PL3; 1014-PL-B-E-11 REV PL3; 1014-PL-B- E-12 REV PL5; 1014-PL-B-E-13 REV PL3; SK-B-40 REV PL; Daylight and Sunlight Report (12073), prepared by GIA , dated

20/11/2017; Daylight and Sunlight Report (12073), prepared by GIA , dated 21/06/2018.

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

Informatives:

1 Reason for granting approval:

It is proposed to replace a ground floor window to studio B on the west elevation (facing on to Fortess Grove) with glazed double doors of a similar design. The doors would open on to a previously approved hard landscaped entrance courtyard, close to the previously approved main entrance door.

The siting, scale and design of the proposed double doors would give a similar visual appearance to the previously approved scheme and would not cause harm to the character and appearance of the approved design, nor would it compromise the overall quality or architectural integrity of the scheme.

The access would be close to a previously approved access door (which would be used to service Studio B). The proposal would not give rise to additional amenity concerns arising as a result of the amendment.

The proposed amendment is considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as a non-material amendment to the original proposal.

The full impact of the proposed development has already been assessed by virtue of the original approval ref: 2017/6788/P, dated 28/01/2019. 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 appearance and neighbour impact.

- 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 ref: 2017/6788/P, dated 28/01/2019, 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