

Application ref: 2020/1566/P
Contact: Obote Hope
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Date: 7 May 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:
252 Finchley Road
London
NW3 7AA

Proposal: Amendments to the scheme approved under reference 2015/2789/P dated 20/01/2016 for 'demolition of existing building and erection of a 3-storey building with pitched roof to create 12 self-contained dwellings (net increase of 9 units) comprising 2 x 1 bed; 5 x 2 bed; 2 x 3 bed; and 3 x 4 bed units; refuse and recycling facilities, cycle parking; and landscaping (retrospective); namely: to alter the description to omit the number and mix of units and to insert a planning condition to secure 12 self-contained residential unit units comprising 2 x 1 bed; 5 x 2 bed; 2 x 3 bed; and 3 x 4 bed units.

Drawing Nos: DGR/FINCHLEYRD/20; FINc252_ga 103F and FINc252_ga 104F.

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, the description of development for planning permission reference 2015/2789/P dated 20/01/2016 shall be replaced with the following description:

Demolition of existing building and erection of a 3-storey building with pitched roof to create Class C3 residential units, refuse and recycling facilities, cycle parking; and landscaping (retrospective).

For the purposes of this decision, planning permission 2015/2789/P dated 20/01/2016 shall have the following condition added:

ADDITIONAL CONDITION 20

Number and mix of residential units

The residential element of the development hereby approved shall provide 12 residential units.

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

Informative(s):

1 Reason for granting:

The application seeks to amend the description of development to remove the number and mix of units from the description. No physical alterations are proposed.

The new description will omit the reference to the number of residential units. These will be secured via condition rather than included within the description of development.

Removal of this information would have no material impact on the planning permission, as the description still identifies the use of the development.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under reference number 2015/2789/P dated 20/01/2016. In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

- 2 You are advised that this decision relates only to the removal of the number and mix of residential units from the description and shall only be read in the context of the substantive permission granted on 20/01/2016 under reference number 2015/2789/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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