

Application ref: 2020/1002/P  
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Date: 8 June 2020

**Development Management**  
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Vickers Architects  
12 Avondale Road  
Tottenham  
LONDON  
N15 3SJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat B**  
**1 Perren Street**  
**London**  
**NW5 3ED**

Proposal: Non-material amendments to planning permission ref: 2018/5511/P dated 17/04/2019 (removal of existing windows at front 2nd floor level to create an inset roof terrace within the roof slope), namely to replace the approved glass balustrade with a painted flat metal balustrade.

Drawing Nos: Superseded Plans: 118\_001, 118\_010 and 118\_100

Approved Plans: 041-VA-100, 041-VA-200, 041-VA-201, 1-VA-210, 041-VA-211, 041-VA-300 and 041-VA-310

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 planning permission 2018/5511/P dated 17/04/2019 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:

Drawing Nos: 041-VA-100, 041-VA-200, 041-VA-201, 041-VA-210, 041-VA-211,

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

Informative(s):

1 Reasons for granting approval:

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."

The proposed change is required to account for maintenance concerns which have arisen during the implementation of the extant planning permission and to ensure consistency across the approved plans. The approved glass balustrade was set back to minimise its visibility and clutter on the front. However, it is accepted in this case that the balustrade would need to be nearer to the parapet for practical and maintenance reasons. Whilst the proposed thin painted metal balustrade would be slightly more visible, it is not considered to make a material difference to the appearance of the host property or the surrounding area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 17/04/2019 under ref: 2018/5511/P. In the context of the permitted scheme, it is not considered that the proposed amendments would have a material impact on the overall design or on neighbouring amenity. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context of the substantive permission granted on 17/04/2019 under planning permission ref: 2018/5511/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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