

Application ref: 2019/6222/P
Contact: David Peres Da Costa
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Date: 11 June 2020

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Montagu Evans
5 Bolton Street
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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:

Block E (The House)
44-44A Gloucester Avenue
London
NW1 8JD

Proposal: Non-material amendment to planning permission 2016/7089/P dated 22/06/2017 for 'the partial demolition of the house at No.44A Gloucester Avenue to accommodate a rear and mansard roof extension, with restoration of architectural features and enlargement of existing basement' approved; namely:

Relocation of bin store to rear of courtyard, store modified to be cycle store; relocation of lightwell and erection of planter, bollards, and louvered store all to rear courtyard; replacement of basement staircase at front of property; barcode pattern to approved rear glazed lobby; and changes to internal layout.

Drawing Nos:

Superseded: 173_PL1_GA_00 P; 173_PL1_GA_01 P1; 173_PL1_GA_10 P;
173_PL1_GE_02 P2; 173_PL1_GE_03 P2;

Revised drawings: 173_PL1_DN_: 00 P1; 01 P1; 02 P1; 04 P1; 173_PL1_GA_: 00 P4;
01 P2; 10 P2; 173_PL1_GE_: 03 P3; 173_PL1_LA_01 P1; 173_PL1_SS_01 P; 173_PL-
COND_04D_02 P5; NON MATERIAL AMENDMENT PLANNING APPLICATION &
CONDITION 4 DISCHARGE prepared by 21ST Architecture dated February 2020; Cover
letter prepared by Montagu Evans

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 2016/7089/P 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:

173_PL1_GE_01 P1; 173_PL1_GE_10 P1; 173_PL1_DN_: 00 P1; 01 P1; 02 P1; 04 P1; 173_PL1_GA_: 00 P4; 01 P2; 10 P2; 173_PL1_GE_: 03 P3; 173_PL1_LA_01 P1; 173_PL1_SS_01 P; 173_PL-COND_04D_02 P5; NON MATERIAL AMENDMENT PLANNING APPLICATION & CONDITION 4 DISCHARGE prepared by 21ST Architecture dated February 2020; Cover letter prepared by Montagu Evans dated 6 December 2019

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

Informative(s):

1 Reason for granting permission

The submitted amendments have been reviewed by Conservation. The reorganisation of external storage and changes to the glazing of the conservatory are not considered to impact unduly on the setting of the building.

The submission was revised so that window W12 on the side elevation would remain the same height as the existing so that the window hierarchy would be maintained.

The proposed bar code pattern on the glass box entrance, would be achieved by the application of a ceramic mesh, which is baked onto the glass. This is the same approach that was adopted for the glass box within the courtyard of the main site. The glass box of Block E (the subject of this application) would reflect that of the main site and so would deliver a co-ordinated design approach across the development as a whole.

The other changes would have minimal impact on the significance of the building. Individually and cumulatively, the changes are relatively minor compared to 'the larger development'.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. 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 its appearance, impact on streetscene or impact on neighbour amenities. 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 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 22/06/2017 under reference number 2016/7089/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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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