

Application ref: 2020/3625/P
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Rolfe Judd Planning
Old Church Court
Claylands Road
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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:

Mount Tyndal
Spaniards Road
London
NW3 7JH

Proposal: Amendments involving relocation of cycle parking, as granted by planning permission reference 2018/6318/P dated 17/03/2020 (and amended by ref. 2020/1521/P dated 19/5/20) for 'Conversion of one 6 bed flat into two self-contained flats'.

Drawing Nos: Superseded drawings: 4000B
Amended drawings: 4000B Rev.A.

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 2018/6318/P dated 17/03/2020 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:

0500; 0501; 1000; 2000; 2000; 3000; and 4001A (all received 21/10/19 within planning brochure Rev.D); 2001A and 4000B rev.A.

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme include alterations to the layout of the cycle parking in the basement car park. The approved cycle parking (2 Sheffield stands to provide 4 cycle parking spaces) was located in the same area; however this proposal seeks to relocate one stand to a separate area within the car park. This is to ensure that, if the flats are sold separately, the cycle parking would fall within each flat's individual ownership rather than just one.

Highways officers have assessed the alteration and raise no objection as the number of cycle spaces and type of stand remain the same and are still accessible.

No external alterations are proposed as the cycle parking is located in the basement carpark of the building so the proposed amendments are considered acceptable in this instance and would not have any impact on the building's appearance or on the amenity of neighbouring properties.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 17/03/2020 under reference number 2018/6318/P (as amended by 2020/1521/P dated 19/5/2020). In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development in terms of landuse and neighbour impact. 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 alterations to the cycle parking layout and shall only be read in the context of the permission granted under 2018/6318/P dated 17/03/2020 (as amended by 2020/1521/P dated 19/5/2020) 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
Director of Economy, Regeneration and Investment

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