

Application ref: 2021/0771/P
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Date: 22 February 2021

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Godsmark Architecture
Unit 9, Shoreditch Town Hall
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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:
271 Royal College Street
London
NW1 9LU

Proposal: Non-material amendment to permission ref 2020/0302/P dated 22/08/2020 (Erection of single storey rear extension at ground floor level including part infill of existing front lightwell and alterations to front façade at ground floor level) namely to alter the position of the approved front door.

Drawing Nos:
Superseded plan: PA08 B

Proposed plan: PA08 C

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 2020/0302/P shall be replaced with the following condition:

REPLACEMENT CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plans: 673RC PA05, 673RC PA04, 673RC PA03, 673RC

PA02, 673RC PA01, 637RC PA07, 637RC PA06, 637RC PA21, 637RC PA11, 637RC PA10, 637RC PA09, 637RC PA08 C

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

Informative(s):

- 1 The previously approved scheme proposed to re-locate the existing front door of the application site next to the front door of the upper floor flat. The current application seeks to reverse this arrangement and keep the existing front door to the application site in its current position. This change is considered acceptable and represents a minor alteration that would not have a significant impact on the appearance of the front elevation as approved or the character of the surrounding area. The minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2020/0302/P dated 22/08/2020. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 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 2020/0302/P dated 22/08/2020 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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