

Application ref: 2022/1136/P  
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Date: 27 April 2022

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Michael Burroughs Associates  
93 Hampton Road  
Hampton Hill  
TW12 1JQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**49 Willow Road**  
**London**  
**NW3 1TS**

Proposal: Amendments to planning permission ref 2021/3607/P dated 23/12/2021 for new single storey infill rear extension and amalgamation of permissions refs 2019/1812/P, 2020/2519/P, 2020/3203/P, 2020/3681/P (for change of use of ground floor and basement levels from former pottery studio to children theatre at basement level and ancillary bookshop, café and workshop at ground level, with flue extract in existing chimney breast; replacement of existing mansard extension and front roof terrace, replacement of windows on side elevation; demolition of existing rear extensions and erection of a part one, two and three storey rear extension; basement extension), namely involving changes to the internal layouts at ground, first, second and third floors, and relocation of dormer window in mansard extension on side elevation

#### **Drawing Nos:**

Superseded: P4-PL-120; P4-PL-100 Rev A; P4-PL-101 Rev A; P4-PL-102 Rev A; P4-PL-103 Rev A; P4-PL-300 Rev A; P4-PL-304 Rev A; Fire safety summary statement dated 14th July 2021.

Proposed: P5-PL-00-100; P5-PL-00-101; P5-PL-00-102; P5-PL-00-103; P5-PL-00-120; P5-PL-00-300; P5-PL-00-304; Fire Safety Summary dated 8th March 2022 by The Fire Surgery.

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 purpose of this decision, condition 3 of planning permission 2021/3607/P dated 23/12/2021 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 and documents:

P3-PL-00-010; P4-PL-301 Rev A Front elevations; P4-PL-301 Rev A South east elevation; P4-PL-303 Rev A; P5-PL-00-100; P5-PL-00-101; P5-PL-00-102; P5-PL-00-103; P5-PL-00-120; P5-PL-00-300; P5-PL-00-304; Fire Safety Summary dated 8th March 2022 by The Fire Surgery; Pitchbook; Planning statement by Michael Burroughs Associates dated 24/08/2021; Noise Impact Assessment by 24 Acoustic dated 1st May 2019, R7865-1 Rev1; Odour Appraisal 28 March 2019; TREEREC Tree Statement July 2021; TREETEC letter dated 16th October 2021; Trial pits plan; Email agent to confirm various details dated 01/10/2021; PK & Partners engineers appointment letter dated 11 October 2021; Paul Crosbie at Plann Limited letter dated 7th July 2021; Fire safety summary statement dated 14th July 2021; Cabinet & twin fans - ari vent technology Unicalss L7534; Archaeological desk based assessment September 2020 by MOLA; Accessibility report by Beak and Claw LTD Letter from PK & Partners dated 11 August 2021 - BIA addendum; Ground investigation and basement impact assessment report dated March 2021 Ref J20023; 2136-101 Rev E; Structural inspection report dated 8th January 2021 by PK & Partners.

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

### Informative(s):

#### 1 Reasons for granting approval:

The proposed internal alterations at ground level relate to the relocation of the kitchen zone area currently approved on the rear north side of the building, behind the staircase core. The new location would be on the rear south side, adjacent to the boundary with no. 36 Gayton Road. This would include relocation of the Disabled WC & Baby Change, and bin store to the north side, behind the staircase core. The proposed kitchen location would allow for better internal circulation and compliance with fire safety protocols. The kitchen extract would be maintained through the existing chimney stack as approved. Overall, the proposed changes are minor and would retain the same approved floor areas of kitchen and other facilities, and therefore would not affect the overall landuse of the site, which is acceptable.

In relation to the internal changes at upper floors to the residential flat, these would not materially alter the residential accommodation, thus are found acceptable.

The approved mansard roof extension included a dormer window on the North-

East elevation. The proposal would relocate the dormer towards the rear side of the mansard, aligned with the ground floor door below. The proposed dormer would maintain the same proportions and detailing, and its relocation is acceptable.

The planning history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed by virtue of the previous application ref 2021/3607/P granted on 23/12/2021. 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/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 23/12/2021 under reference number 2021/3607/P 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  
Chief Planning Officer

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