

Application ref: 2022/3902/P
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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:

**Taplow
Burnham
Bray
Dorney and Blashford Towers
Chalcots Estate
Swiss Cottage
London
NW3**

Proposal: Non-Material Amendment to planning permission ref. 2021/0191/P. The proposal includes minor changes to the design and openings of the windows of the four identical towers: Taplow, Burnham, Bray and Dorney to incorporate Punch windows which include slight increases to the frame width, transom, and mullion width. The profiles of the windows have also been slightly increased. No changes are proposed to Blashford tower.

Drawing Nos: Cover Letter 12.09.2022; Site Location Plan; 259493-ARUP-T2-ZZ-DR-YC-3201 Rev 06; 259493-ARUP-T2-ZZ-DR-YC-3202 Rev 06; 259493-ARUP-T2-ZZ-DR-YC-3203 Rev 06; 259493-ARUP-T2-ZZ-DR-YC-3204 Rev 05; 259493-ARUP-T2-ZZ-DR-YC-3205 Rev 05; 259493-ARUP-T2-ZZ-DR-YC-3206 Rev 05; 259493-ARUP-T2-ZZ-DR-YC-3207 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5201 Rev 06; 259493-ARUP-T1-ZZ-DR-YC-5202 Rev 06; 259493-ARUP-T1-ZZ-DR-YC-5203 Rev 06; 259493-ARUP-T1-ZZ-DR-YC-5204 Rev 06; 259493-ARUP-T1-ZZ-DR-YC-5205 Rev 06; 259493-ARUP-T0-ZZ-DR-YC-5250 Rev 02; 259493-ARUP-T0-ZZ-DR-YC-5251 Rev 02

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 2021/0191/P 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- Site location Plan; Planning Statement Q080621 15 January 2021; Appendix 1 - 5A; Design and Access Statement dated December 2020; Fire Safety Strategy for all 5 towers dated 6th August 2020; 259493-ARUP-T5-ZZ-DR-YC5223 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5236 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5237 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5238 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5234 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5235 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5236 Rev 01; 259493-ARUP-T5-ZZ-DR-YC5238 Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5223-A Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5223-B Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5224 Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5225-A Rev 01; 259493-ARUP-T0-ZZ-DR-YC5225-B Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5238-A; 259493-ARUP-T0-ZZDR-YC-5239 Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5240 Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5241 Rev 01; 259493-ARUP-T1-ZZ-DR-YC5201 Rev 05; 259493-ARUP-T5-ZZ-DR-YC-3003 Rev 05; 259493-ARUP-T5-ZZ-DR-YC-3002 Rev 05; 259493-ARUP-T5-RF-DR-YC-3003 Rev 03; 259493-ARUP-T5-RF-DR-YC-3004 Rev 03; 259493-ARUP-T5-ZZ-DR-YC-3102 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-3101 Rev 03; 259493-ARUP-T5-ZZ-DR-EX3201 Rev 02; 259493-ARUP-T5-ZZ-DR-EX-3202 Rev 03; 259493-ARUP-T5-ZZ-DR-EX-3203 Rev 02; 259493-ARUP-T5-ZZ-DR-EX-3204 Rev 02; 259493-ARUP-T5-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T5-ZZ-DR-EX-3206 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-3201 Rev 05; 259493-ARUP-T5-ZZ-DR-YC-3202 Rev 05; 259493-ARUP-T5-ZZ-DR-YC-3203 Rev 04; 259493-ARUP-T5-ZZ-DRYC-3204 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-3206 Rev 04; 2594259493-ARUP-T5-ZZ-DR-YC-520393-ARUP-T5-ZZ-DR-YC-3207; 259493-ARUP-T5-ZZ-DR-YC-5201 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5202 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5203 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5204 Rev 04; 259493-ARUP-T5-ZZ-DR-YC5205 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5206 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5207 Rev 02; 259493-ARUP-T5-ZZ-DR-YC-5208 Rev 01; 259493-ARUP-T3-ZZ-DR-YC-3001; 259493-ARUP-T3-ZZ-DR-YC-3002 Rev 06; 259493-ARUP-T3-ZZ-DR-YC-3003 Rev 01; 259493-ARUP-T3-ZZ-DR-YC-3004 Rev 01; 259493-ARUP-T3-ZZ-DR-YC-3104 Rev 01; 259493-ARUP-T1-ZZ-DRYC-3101 Rev 05; 259493-ARUP-T3-ZZ-DR-EX-3201 Rev 03; 259493-ARUP-T3-ZZ-DR-EX-3202 Rev 03; 259493-ARUP-T3-ZZ-DR-EX-3203 Rev 02; 259493-ARUP-T3-ZZ-DR-EX-3204 Rev 02; 259493-ARUP-T3-ZZ-DR-EX-3205 Rev 02; 259493-ARUP-T3-ZZ-DR-EX-3206 Rev 02; 259493-ARUP-T3-ZZ-DREX-3207 Rev 02; 259493-ARUP-T3-ZZ-DR-YC-3201 Rev 05; 259493-ARUP-T3-ZZ-DR-YC-3202 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3203 Rev 05; 259493-ARUP-T3-ZZ-DR-YC-3204 Rev 04; 259493-ARUP-T3-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T3-ZZ-DR-YC-3206 Rev 04; 259493-ARUP-T3-ZZ-DR-YC-3207 Rev 04; 259493-ARUP-T4-ZZ-DR-YC-1005 Rev 01; 259493-ARUP-T4-ZZ-DR-YC-3001; 259493-ARUP-T4-

ZZ-DR-YC-3002 Rev 06; 259493-ARUP-T4-ZZ-DR-YC-3003 Rev 01; 259493-ARUP-T4-ZZ-DR-YC-3004 Rev 01; 259493-ARUP-T4-ZZ-DR-YC-3105 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3101 Rev 05; 259493-ARUP-T4-ZZ-DR-EX-3201 Rev 03; 259493-ARUP-T4-ZZ-DR-EX-3202 Rev 03; 259493-ARUP-T4-ZZ-DR-EX-3203 Rev 02; 259493-ARUP-T4-ZZ-DR-EX-3204 Rev 02; 259493-ARUP-T4-ZZ-DR-EX-3205 Rev 02; 259493-ARUP-T4-ZZ-DR-EX-3206 Rev 02; 259493-ARUP-T4-ZZ-DR-EX-3207 Rev 02; 259493-ARUP-T4-ZZ-DR-YC-3201 Rev 05; 259493-ARUP-T4-ZZ-DR-YC-3202 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3203 Rev 05; 259493-ARUP-T4-ZZ-DR-YC-3204 Rev 04; 259493-ARUP-T4-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T4-ZZ-DR-YC-3206 Rev 04; 259493-ARUP-T4-ZZ-DR-YC-3207 Rev 04; 259493-ARUP-T1-ZZ-DR-YC-5201 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5202 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5203 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5204 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5205 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5206 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3001

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

For the purposes of this decision, condition no.3 of planning permission 2021/0191/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- 259493-ARUP-T1-ZZ-DR-YC-3002 Rev 06; 259493-ARUP-T1-ZZ-DR-YC-3003 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3004 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3102 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3101 Rev 05; 259493-ARUP-T1-ZZ-DR-EX-3201 Rev 03; 259493-ARUP-T1-ZZ-DR-EX-3202 Rev 03; 259493-ARUP-T1-ZZ-DR-EX-3203 Rev 02; 259493-ARUP-T1-ZZ-DR-EX-3204 Rev 02; 259493-ARUP-T1-ZZ-DR-EX-3205 Rev 02; 259493-ARUP-T1-ZZ-DR-EX-3206 Rev 02; 259493-ARUP-T1-ZZ-DR-EX-3207 Rev 02; 259493-ARUP-T1-ZZ-DR-YC-3201 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3202 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3203 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3204 Rev 04; 259493-ARUP-T1-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T1-ZZ-DR-YC-3206 Rev 04; 259493-ARUP-T1-ZZ-DR-YC-3207 Rev 04; 259493-ARUP-T2-ZZ-DR-YC-1003 Rev 01; 259493-ARUP-T2-ZZ-DR-YC-3001; 259493-ARUP-T2-ZZ-DR-YC-3002 Rev 06; 259493-ARUP-T2-ZZ-DR-YC-3003 Rev 01; 259493-ARUP-T2-ZZ-DR-YC-3004 Rev 01; 259493-ARUP-T2-ZZ-DR-YC-3103 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3101 Rev 05; 259493-ARUP-T2-ZZ-DR-EX-3201 Rev 03; 259493-ARUP-T2-ZZ-DR-EX-3202 Rev 03; 259493-ARUP-T2-ZZ-DR-EX-3203 Rev 02; 259493-ARUP-T2-ZZ-DR-EX-3204 Rev 02; 259493-ARUP-T2-ZZ-DR-EX-3205 Rev 02; 259493-ARUP-T2-ZZ-DR-EX-3206 Rev 02; 259493-ARUP-T2-ZZ-DR-EX-3207 Rev 02; 259493-ARUP-T2-ZZ-DR-YC-3201 Rev 05; 259493-ARUP-T2-ZZ-DR-YC-3202 Rev 05; 259493-ARUP-T1-ZZ-DR-YC- 3203 Rev 05; 259493-ARUP-T2-ZZ-DR-YC-3204 Rev 04; 259493-ARUP-T2-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T2-ZZ-DR-YC-3206 Rev 04; and 259493-ARUP-T2-ZZ-DR-YC-3207 Rev 04.

259493-ARUP-T2-ZZ-DR-YC-3201 Rev 06; 259493-ARUP-T2-ZZ-DR-YC-3202 Rev 06; 259493-ARUP-T2-ZZ-DR-YC-3203 Rev 06; 259493-ARUP-T2-ZZ-DR-YC-3204 Rev 05; 259493-ARUP-T2-ZZ-DR-YC-3205 Rev 05; 259493-ARUP-T2-ZZ-DR-YC-3206 Rev 05; 259493-ARUP-T2-ZZ-DR-YC-3207 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5201 Rev 06; 259493-ARUP-T1-ZZ-DR-YC-5202 Rev 06; 259493-ARUP-T1-ZZ-DR-YC-5203 Rev 06; 259493-ARUP-T1-ZZ-DR-YC-5204

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

Informative(s):

1 Reasons for granting permission:

The amendments sought would involve slight alterations to the design and openings of the windows to the previously approved recladding proposals to the four towers. No changes are proposed to Blashford Tower. In the main the scheme would remain as previously approved, though adjustments would be made to the following elements:

- Use of 'Punch' windows which are easier to install.
- Increasing the upper frame width from 70mm to 125mm on all windows;
- Increasing the window transom from 70mm to 84mm on all windows except the large living room windows;
- Increasing the large living room transom from 70mm to 104mm; and
- Increasing the mullion width from 70mm to 112mm on the living room, kitchen and relevant bedroom windows.
- The profile of the windows has been increased by 30mm (approx) from the previously approved application.
- New opening to the kitchen windows.

The changes sought would not alter the permitted envelope or extent of development, nor increase its scale. Due to the height and scale of the existing towers, the changes would also not materially affect the external appearance of the towers themselves from the previously approved due to the minor changes to the details being considered. The changes would not result in an increased impact on neighbouring amenity and the conditions and obligations previously secured would remain in place. The openings are in the same positions as approved, the glazing bar pattern and opening methods differ. The proposed changes are not significant and are not considered to cause harm to the character and appearance of the host building, the neighbouring properties nor the wider area. In the context of the overall approved scheme these variations to the approved scheme are considered non-material.

The full extent of the development was assessed and approved under the 'parent application'. The context of the overall scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved development. You are advised that this decision relates only to the minor amendments specified in supporting documents hereby approved only and shall only be read in the context of the substantive permission granted on 06/05/2021 under reference number 2021/0191/P and is bound by all the conditions and obligations attached to that permission.

None of the proposed changes would cause undue harm to the visual and residential amenities of nearby and neighbouring properties. The proposed changes do not conflict with the development plan policies; cause a need for new

or altered planning conditions; or exacerbate any concerns which may have been raised by third parties at the original planning application stage.

No Objections have been received. The planning history of the site and surrounding area were taken into account.

Therefore, in conclusion, the full impact of the scheme has already been assessed by virtue of the previous approvals. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development. It is considered that the changes can 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/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 06/05/2021 under reference number 2021/0191/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 2021.

Yours faithfully,



Daniel Pope
Chief Planning Officer

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