



DP6381/GN
3rd April 2023

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Dear Josh

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR NON-MATERIAL AMENDMENT UNDER APPLICATION REFERENCE PWX0202103
14 BLACKBURN ROAD, LONDON, NW6 1RZ

We write on behalf of the Applicant, Hampstead Asset Management Ltd (**HAML**) and Builder Depot Ltd (**BDL**), in respect of the above Site for which we are seeking a non-material amendment to planning application reference PWX0202103 which was granted permission on 6th January 2004. This application has since been implemented; a certificate of lawfulness to confirm implementation is with Camden Council for determination 2022/4576/NEW.

Background

This non-material amendment application follows the recent submission of a Section 73 and separate Full Planning Applications as follows:

Section 73: Variation of Condition 2 (approved plans) pursuant to planning permission (PWX0202103) dated 06.01.2004 for redevelopment of whole site by the 14 Blackburn Road 4 erection of a 4 storey eastern block comprising two Class B8 and either Class B1 units with associated service yard, together with a 1 storey, plus basement western block comprising 8 dwelling houses and 6 self-contained flats with associated underground car parking. Changes include: revision to ground floor elevation and roof plan."

Full Planning Application: "The erection of three floors of commercial floorspace (Use Class Eg) together with cycle parking, and associated works."

The amends proposed as part of the Section 73 application, in part improve the implemented scheme (bringing it up to modern standards (related to Fire and Energy) but also in support of the Full Application.

As the Section 73 amends the originally approved drawings, and the implemented scheme has reference to these drawings with the description of development, this application seeks the removal of those original drawing references within the description of development.



Proposed Amendment

The application seeks an amendment to the wording of the development description which is currently worded as set out below:

“Redevelopment of whole site by the erection of a 4 storey eastern block comprising two Class B8 and eight Class B1 units with associated service yard, together with a 4 storey plus basement western block comprising 8 dwellinghouses and 6 self-contained flats with associated underground carparking; as shown on drawing numbers- BLK-X-101,102; BLK-P-100, 101B, 102B, 103B, 104B, 105B, 106B, 107, 108A; letter dated 20.11.02 and email message dated 3.2.03 from Montagu Evans.”

The following amendments to the description are proposed (removal shown with a **bold** strikethrough):

“Redevelopment of whole site by the erection of a 4 storey eastern block comprising two Class B8 and eight Class B1 units with associated service yard, together with a 4 storey plus basement western block comprising 8 dwellinghouses and 6 self-contained flats with associated underground carparking; ~~as shown on drawing numbers- BLK-X-101,102; BLK-P-100, 101B, 102B, 103B, 104B, 105B, 106B, 107, 108A; letter dated 20.11.02 and email message dated 3.2.03 from Montagu Evans.”~~

Overall, the amendment is considered non-material in nature, as the principles of the scheme remain unchanged. We consider that the proposal complies with the following common tests of whether an alteration to a planning permission is considered to represent a non-material amendment:

- Is the change material to any development plan policy? Answer, no.
- Is the proposed change significant in terms of its scale in relation to the original approval? Answer, no.
- Would the proposed change result in a detrimental impact either visually or in terms of amenity? Answer, no.
- Would the interest of a third party or body that participated in or were informed of the original decision be disadvantaged in any way? Answer, no.

We therefore consider that the proposed amendment can be determined under the non-material amendment application route.

Submission Documents

In light of the above, the following documentation has been submitted online via the Planning Porta (PP-12047700):

- Online payment of the application fee; and
- Completed Application Form.



We trust the enclosed information is acceptable to enable the approval of the non-material amendment. If you require further information or have any queries, please contact Gillian Nicks or Ted Rainford at this office.

Yours sincerely,



DP9 Ltd.