

Application ref: 2023/1792/P
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Firstplan
Broadwall House
21 Broadwall
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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:

**1 Sarre Road and 8 Westbere Road
London
Camden
NW2 3SN**

Proposal: Amendment to front landscaping of Westbere Road and Sarre Road and relocation of bin/bike stores as approved by planning permission 2021/4356/P dated 17/08/2022 for 'Conversion of property from 7 existing flats to 4 flats (2 x 1bed 1p, 1 x 2bed 3p and 1 x 2bed 4p); Erection of front/side two storey extensions at ground and first floor, front roof terrace and front boundary alterations on 8 Westbere Road elevation; Erection of hip-to-gable roof extensions with rear dormer, front and rear rooflights and ground floor rear extensions on 1 Sarre Road elevation; Installation of bin/bike stores and landscaping to both front gardens.'

Drawing Nos: Superseded: 269_30_10 A; 269_30_22 A; 269_00_33 A; 2210_PA_700 Rev E and 2210_PA_710 Rev E.

Proposed: 2210_PA_100 Rev F; 2210_PA_205 Rev I; 2210_PA_300 Rev I;
2210_PA_305 Rev I; 2210_PA_700 Rev I; 2210_PA_710 Rev I

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 2 of planning permission 2021/4356/P dated 17/08/2022 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; 269_00_10; 269_00_11; 269_00_12; 269_00_13; 269_00_20; 269_00_22; 269_00_30; 269_00_31; 269_00_32; 269_00_33; 269_30_11 A; 269_30_12 A; 269_30_13 A; 269_21_20 A; 269_30_21 A; 269_30_30 A; 269_30_31 A; 269_30_32 A; 2210_PA_100 Rev F; 2210_PA_205 Rev I; 2210_PA_300 Rev I; 2210_PA_305 Rev I; 2210_PA_700 Rev I; 2210_PA_710 Rev I; Proposed materials; Daylight, Sunlight and Overshadowing Report by TFT dated 15 December 2021.

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

For the purposes of this decision, Condition 5 of planning permission 2021/4356/P dated 17/08/2022 shall be replaced with the following condition:

REPLACEMENT CONDITION 5

The development shall be carried out in full accordance with the details of the green roof approved in connection with 2022/3371/P on 07/10/2022 and/or drawing no. 2210_PA_710 Rev I.

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

For the purposes of this decision, Condition 6 of planning permission 2021/4356/P dated 17/08/2022 shall be replaced with the following condition:

REPLACEMENT CONDITION 6

Prior to occupation of the new residential units, secure and covered cycle storage as shown on drawing no. 2210_PA_100 Rev F for 6 cycles should be provided in its entirety, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the London Borough of Camden Local Plan 2017.

For the purposes of this decision, Condition 7 of planning permission 2021/4356/P dated 17/08/2022 shall be replaced with the following condition:

REPLACEMENT CONDITION 7

The development shall be carried out in full accordance with the details of the landscaping approved in connection with 2022/3371/P on 07/10/2022 and/or drawing no. 2210_PA_700 Rev I.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of Policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval:

The amendments to the approved scheme would alter the landscaping on both frontages to Sarre Road and Westbere Road and relocate the bin/bike stores.

Sarre Road:

It is proposed to retain the existing levels to the front garden, removing granted steps to the side passage. The side passage is currently underutilised, and it is proposed to relocate the bin store to the side passageway with level access screened by a low gate from the front garden. This is welcomed and will reduce the number of stores within the front garden.

Westbere Road:

The revised proposals seek to retain the lawn area at similar levels to existing, instead of excavating it to pavement level as previously proposed. This benefits the ground floor rear flat by providing greater connectivity between the flat and its amenity area. It also is a more sustainable solution and requires less structural works to the party walls.

The access to the flat will be located on the west side, as previously existing. Refuse and cycle parking will be provided at street level, with the same quantity proposed as the previously approved plan. The cycle store will be of the same design and will have the same sedum roof as previously approved. Given that the proposals reduce the changes in level and more closely assimilated with the previous layout, whilst still providing the same amount of amenity space and refuse and cycle parking, the changes are considered to be acceptable.

These alterations are not considered to have a material impact on character and appearance of the host property or wider area.


The alterations to the landscaping are also not considered to harm the amenity of neighbouring properties. The Council's transport team raised no objection to the relocation of the cycle store.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2021/4356/P dated 17/08/2022. 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 character 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. Conditions 5, 6, and 7 have also been updated to reflect the revised plans.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the permission granted under 2021/4356/P dated 17/08/2022 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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer

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