

Application ref: 2023/1703/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:

**7 Greenaway Gardens
London
NW3 7DJ**

Proposal: Amendments (changes to basement construction sequencing) to planning permission ref. 2021/0250/P granted 12/01/2022 for the remodelling of the rear elevation, expansion of the Lower Ground floor to incorporate a leisure facility and general internal refurbishment. Demolition of the pool pavilion to ground level and re-purposing of its subterranean volumes.

Drawing Nos: (0941)0010_PL01, (0941)0020_PL01, 22132-TW-N01-C1, 22132-TW-001-C1, 22132-TW-002-C3, 22132-TW-100-C4, 22132-TW-101-C4, 22132-TW-102-C4, 22132-TW-103-C3, 22132-TW-201-C2, 22132-TW-210-C2, 22132-TW-220-C2, 22132-TW-221-C2, 22132-TW-230-C1, 22132-TW-240-C4, 22132-TW-245-C1, 22132-TW-246-C2, 22132-TW-250-C3, 22132-TW-251-C5, 22132-TW-260-C2, 22132-TW-261, letter from engineersHRW dated 24th April 2023, letter from GEA dated 14th December 2022, 22132-TW-200-C2.

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.9 of planning permission 2021/0250/P shall be replaced with the following condition:

REPLACEMENT CONDITION 9

The basement development shall be constructed in accordance with the method and recommendations set out in the following documents: Ground investigation and basement impact assessment report by GEA ref J20269 dated January 2021; Structural engineers construction method statement by engineersHRW rev A dated 16/08/2021; Boreholes and pipework drawing ref 50 rev P2; Groundwise desktop utility search ref: 28553DM v2; Outline Programme 001-7GG; Trench sheeting sequence drawing ref: 2095-HRW-XX-XX-SK-S-001 rev P1; Seepage water dewatering proposal drawing ref: 2095-HRW-XX-XX-SK-S-002 rev P1; Letters from GEA dated 16/07/2021 and 13/08/2021; letters from engineers HRW dated 19/07/2021 and 16/08/2021, (0941)0010_PL01, (0941)0020_PL01, 22132-TW-N01-C1, 22132-TW-001-C1, 22132-TW-002-C3, 22132-TW-100-C4, 22132-TW-101-C4, 22132-TW-102-C4, 22132-TW-103-C3, 22132-TW-201-C2, 22132-TW-210-C2, 22132-TW-220-C2, 22132-TW-221-C2, 22132-TW-230-C1, 22132-TW-240-C4, 22132-TW-245-C1, 22132-TW-246-C2, 22132-TW-250-C3, 22132-TW-251-C5, 22132-TW-260-C2, 22132-TW-261, letter from engineersHRW dated 24th April 2023, letter from GEA dated 14th December 2022, 22132-TW-200-C2, and the recommendations set out in Campbell Reith's audit report revision F2 dated September 2021.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and policy UD1 of the Redington Frogna Neighbourhood Plan 2021.

Informative(s):

1 Reason for granting approval

Permission is sought for an amendment to planning permission 2021/0250/P for the 'remodelling of the rear elevation, expansion of the lower ground floor to incorporate a leisure facility and general internal refurbishment, demolition of the pool pavilion to ground level and re-purposing of its subterranean volumes'.

The amendment involves changes to the approved basement construction sequencing, from a 'bottom up' construction to a 'top down' construction. The main contractor R.L. Design & Build Ltd. has provided a detailed sequence, method of construction and temporary works design for the top-down construction. The main difference is the construction sequencing, with the ground floor slab being constructed and temporarily supported prior to excavation of the basement. The basement retaining walls would be permanently propped with the ground floor slab prior to excavation rather than using temporary props as per the approved design.

To ensure that the conclusions of the approved basement impact assessment were still valid and that the revised construction sequencing would still comply with the Council's basement policy and guidance, the details were again audited by Campbell Reith. Campbell Reith confirmed that the construction methodology would provide a high support stiffness system and that the means of determining ground movements and building damage resulting from the revised sequence would not differ from that used in the original BIA. On that basis, the conclusions

given in the BIA submitted with the original planning application (no damage greater than Burland Category 1 - very slight) could be considered representative of the revised methodology.

Given the assumptions of the approved BIA are still applicable, the proposals are considered to be a non-material amendments to the original scheme. They also would not change the nature or description of development; change the application site area, the size or footprint of the extension; result in changes to external details that would materially compromise the overall design of the building or materially impact on the character and appearance of the area; change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; or materially impact on any neighbours or other statutory and non-statutory bodies.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken.

The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme 2021/0250/P granted on 12/01/2022.

- 2 You are advised that this decision relates only to the changes highlighted in the description and shall only be read in the context of the substantive permission granted on 12/01/2022 under reference number 2021/0250/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 2021.

Yours faithfully



Daniel Pope
Chief Planning Officer

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