

Application ref: 2023/2713/P
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Date: 7 August 2023

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Savills
33 Margaret Street
London
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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:
369-377
Kentish Town Road
London
NW5 2TJ

Proposal: Non-material amendment to planning permission ref: 2019/0910/P granted 12 March 2020 for 'redevelopment including change of use from car wash (Sui Generis) and erection of part six and part seven storey building plus basement to provide 14 flats (10 x 2-bed units and 4 x 1-bed) (Class C3) at 1st floor and above (with terraces at 5th floor rear and 6th floor level (north elevation); and retail (Class A1) or restaurant (Class A3) use at ground and basement level incorporating widened pavement to Kentish Town Road', namely to amend the description of development to reflect the changes to the Use Classes Order, amend reference to commercial space location and omit reference to unit sizes

Drawing Nos: Cover letter prepared by Savills (dated 30 June 2023)

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, the description of development for planning permission ref. 2019/0910/P dated 12/03/2020 shall be replaced with the following description:

Redevelopment including change of use from car wash (Sui Generis) and erection of part six and part seven storey building plus basement to provide 14 flats (Class

C3) at 1st floor and above (with terrace at 5th floor rear and 6th floor level (north elevation); and retail (Class E(a)) or restaurant (Class E(b)) use below incorporating widened pavement to Kentish Town Road.

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme include alterations to the wording of the development description. No physical alterations are proposed.

The new description will omit reference to the specific location of the commercial space to allow more flexibility over where this is provided on the lower floors. Reference to unit sizes would also be omitted from the description. Removal of this information would have no material impact on the planning permission, as the description still identifies the uses of the development.

Another amendment is to reflect the changes to the Use Classes Order (under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) which have been made since the approval of planning consent. This does not change the consented uses within the building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under reference number 2019/0910/P dated 12/03/2020. In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

- 2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context of the substantive permission granted on 12/03/2020 under reference number 2019/0910/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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