

Application ref: 2023/2204/P
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Date: 4 September 2023

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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:

14 Greenaway Gardens
London
NW3 7DH

Proposal: Amendment to condition 2 (approved plans) to planning permission 2021/6257/P dated 30/11/2022 for partial demolition of existing dwelling with retention of the front facade and parts of the side and rear facades and the erection of a basement extension, infill rear extension, various minor changes to the fenestration and other associated works. Namely, amendment of the construction and demolition management plan pro forma associated with the relocation of welfare facilities from the centre of the garden to the rear garden (formerly the tennis court).

Drawing Nos: Superseded: 21001/501-P1; 21001/502-P1; 21001/503-P1

Proposed: 21001/501-P2; 21001/502-P2

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 2021/6257/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- 0001_PL02; 0006_PL02; 0007_PL02; 0101_PL02; 0102_PL02; 0103_PL02; 0104_PL02; 0105_PL02; 0106_PL02; 0401_PL02; 0402_PL02; 0403_PL02; 0404_PL02; 0405_PL02; 0406_PL02; 2101_PL02; 2102_PL02; 2103_PL02; 2201_PL02; 2202_PL02; 2203_PL02; 3101_PL02; 3102_PL02; 3103_PL02; 3104_PL02; 3201_PL02; 3202_PL02; 3203_PL02; 3204_PL02; 5203_PL02; 5204_PL02; 5205_PL02; ME1-P3; ME2-P3; ME3-P3; ME4-P3; ME5-P3; ME6-P3; ME7-P; ME8-P; 21001/501-P2; 21001/502-P2; Design and Access Statement PL02; Energy and Sustainability Statement Planning May 2022; Environmental & Plant Noise 28439-RP-PNA-Rev1-KMK; Air Quality Report, Cole, 14 Greenaway Gardens, Camden P1116_Issued_v2; Arboricultural Report SSH_14GRW_AIA_01b (LR); 2117 - 14 Greenaway Gardens - CMS Rev D-Part1 to 8; Greenaway Gardens, 14 - Heritage Statement main house (04.05.2022); Greenaway Gardens, 14 - TVIA (04.05.2022); 14 Greenaways - Platonoff and Harris - Existing Window Report; Whole Life Cycle Carbon Emissions Assessment - FINAL - May 2022; CMP Pro-forma Ver 1 04042022; Appendix C-Construction Programme 04042022; Appendix E- Neighbouring Sites-Plan; Appendix F- Site Traffic Routing; Appendix G; Appendix H-Initial Environmental Noise Survey and Plant Noise Assessment; Appendix I- Air Quality Report Appendix J; Daylight & Sunlight Report 5252-220408-DSID-DSJL.

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

Informative(s):

1 Reason for granting approval:

The proposed amendment to the approved scheme relates to the approved site set up plans which form Appendix G of the Construction Management Plan. The proposal seeks to relocate the approved welfare facilities from the centre of the garden to the rear garden (formerly the tennis court). The agent confirmed that the change would create space for lay down storage areas closer to the house which will improve efficiency during construction.

The proposed alterations are considered minor and do not alter the overall substance of the approved development and would not have any material impact on the character and appearance of the host property.

The changes would not have any material impact on the residential amenity of neighbouring residents.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 30/11/2022 for ref. 2021/6257/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance 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.

2 You are advised that this decision relates only to the changes highlighted on the

plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 30/11/2022 for ref. 2021/6257/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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the name of the signatory.

Daniel Pope
Chief Planning Officer

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