

Application ref: 2021/6081/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 27 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

divine ideas (uk) ltd
115 Bulwer Road
London
E11 1BU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**53-55
Chalton Street
London
NW1 1HY**

Proposal: Amendment to condition 4 (approved drawing) of planning application 2016/5266/P dated 30/10/2020 for the erection of part 4 part 2 storey plus basement building, comprising 46 room hotel (C1 Use Class) fronting Chalton Street and Churchway, namely to allow various minor alterations to the approved door/window, courtyard finish and roof profile to the Charlton Street, Churchway elevations.

Drawing Nos: Revised Drawings: 210 Rev G; 211 Rev G; 212 Rev G; 213 Rev G; 216 Rev G
219 Rev G; 220 Rev G; 221 and 222.

Proposed Drawings: 210 Rev H, 211 Rev H, 212 Rev H, 213 Rev H, 219 Rev H, 220 Rev H, 221 Rev A and 222 Rev A.

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.4 of planning permission 2016/5266/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The development hereby permitted shall be carried out in accordance with the following approved plans-010; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A; 106 Rev A; 110 Rev; 111 Rev A; 112 Rev A; 113 Rev A; 114 Rev A; 115 Rev A; 116 Rev A; 117 Rev A; 118 Rev A; 119 Rev A; 120 Rev A; 200 Rev J; 201 Rev H; 202 Rev H; 203 Rev H; 204 Rev H; 206 Rev H; 210 Rev H; 211 Rev H; 212 Rev H; 213 Rev H; 214 Rev G; 215 Rev G; 216 Rev G; 217 Rev G; 218 Rev G; 219 Rev H; 220 Rev H; 221 REVA; 222 REVA; Daylight Sunlight & Overshadowing Assessment - NRG Consulting (10 Sep 2018); Energy Statement ES/CS/201809-BC REVA; NRG Consulting (Sep 2018); Transport statement (Jan 2019); Flood Risk Assessment and Drainage Strategy (also 70 Churchway) (Feb 2019); Drainage Pro-forma (also 70 Churchway) (June 2019); Breeam Pre-Assessment (revised) (July 2019); Basement Impact Assessment - Michael Chester & Partners (July 2019); Air Quality Assessment (4th issue) - Rangepay Ltd (July 2019); Hotel Operation Plan August 2019; Energy Statement - Addendum (September 2019); Design and Access Statement (Rangepay Ltd) Addendum with Appendices (Sep 2019) and Cover letter by Devine Ideas Architects dated 1 December 2021.

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

Informative(s):

1 Reason for granting approval:

The proposed amendments to the approved scheme includes the alteration of the finish of the rear courtyard elevations from brickwork and metal cladding to render; removal of the large windows and provide smaller windows to the courtyard elevations; alteration of the Chalton Street elevation entrance to incorporate larger assisted doors; alteration to the door arrangement to Churchway to aid escape and provide a new door adjacent to Winsham House and Alter the roof arrangement to simple pitch to central courtyard to reduce the massing to Winsham House.

The proposed change from brick to cladding would create a more lightweight building, which sits above the Underground tube lines. The metal cladding removal will also aid with fire risk associated with this finish. The replacement of the large windows with smaller windows in the courtyard would help with improving the thermal energy of the building and improve the privacy of the neighbours. Moreover, the design of the windows are considered to be an acceptable design that would not detract from the building's appearance. The proposed assisted doors on Charlton Street would ensure the host building complies with fire safety requirements. Likewise, the alteration proposed to the door arrangement to the Churchway elevation which would provide means of fire escape. The proposed new door adjacent to Winsham House would be used as a fire escape lobby and the alteration to the roof arrangement to form a simple pitch to the central courtyard would reduce the massing to the Winsham House courtyard.

The changes to the façade and fenestration treatment are considered acceptable in design and appearance. Thus, it would not be harmful to the character and appearance of the wider conservation area. Moreover, 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 30/10/2020 for ref. 2016/5266/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 set out in the description and on the application form and shall only be read in the context of the substantive permission reference 2016/5266/P dated 30/10/2020 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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