

Application ref: 2023/4922/P
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Date: 5 December 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:

**Land Adjacent to No.42 Falkland Road
London
NW5 2PX**

Proposal: Amendment to mansard roof and erection of additional dormers on front and rear elevations; Installation of railings to rear windows and 2nd floor front windows; Relocation of 2nd floor side window; and Alterations to internal layouts as approved by planning permission 2014/5539/P dated 27/10/15 (as amended by 2022/1406/P dated 30/05/2023 and 2016/6445/P dated 7/4/17) for 'erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6 x flats'.

Drawing Nos:

Superseded: CPM-01-B1-DR-A-7001 Rev.P02; CPM-01-00-DR-A-7002 Rev.P04; CPM-01-00-DR-A-7003 Rev.P03; CPM-01-00-DR-A-7004 Rev.P03; CPM-01-00-DR-A-7005 Rev.P03; CPM-01-00-DR-A-7006 Rev.P03; CPM-01-ZZ-DR-A-7010 Rev.P03; CPM-01-ZZ-DR-A-7011 Rev.P03; CPM-01-ZZ-DR-A-7012 Rev.P03; CPM-01-ZZ-DR-A-7013 Rev.P03; CPM-01-ZZ-DR-A-7020 Rev.P03; CPM-01-ZZ-DR-A-7021 Rev.P03; CPM-01-ZZ-DR-A-7022 Rev.P03 and CPM-01-00-DR-A-7023 Rev.P02.

Proposed: CPM-01-B1-DR-A-7001 Rev.P03; CPM-01-00-DR-A-7002 Rev.P05; CPM-01-00-DR-A-7003 Rev.P06; CPM-01-00-DR-A-7004 Rev.P05; CPM-01-00-DR-A-7005 Rev.P05; CPM-01-00-DR-A-7006 Rev.P05; CPM-01-ZZ-DR-A-7010 Rev.P04; CPM-01-ZZ-DR-A-7011 Rev.P04; CPM-01-ZZ-DR-A-7012 Rev.P04; CPM-01-ZZ-DR-A-7013 Rev.P04; CPM-01-ZZ-DR-A-7014 Rev.P01; CPM-01-ZZ-DR-A-8020 Rev.P02; CPM-01-ZZ-DR-A-8021 Rev.P02; CPM-01-ZZ-DR-A-8022 Rev.P02 and CPM-01-00-DR-A-7023 Rev.P04.

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 2022/1406/P dated 30/05/2023 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 1099-BA-100; CPM-01-B1-DR-A-7001 Rev.P03; CPM-01-00-DR-A-7002 Rev.P05; CPM-01-00-DR-A-7003 Rev.P06; CPM-01-00-DR-A-7004 Rev.P05; CPM-01-00-DR-A-7005 Rev.P05; CPM-01-00-DR-A-7006 Rev.P05; CPM-01-ZZ-DR-A-7010 Rev.P04; CPM-01-ZZ-DR-A-7011 Rev.P04; CPM-01-ZZ-DR-A-7012 Rev.P04; CPM-01-ZZ-DR-A-7013 Rev.P04; CPM-01-ZZ-DR-A-7014 Rev.P01; CPM-01-ZZ-DR-A-8020 Rev.P02; CPM-01-ZZ-DR-A-8021 Rev.P02; CPM-01-ZZ-DR-A-8022 Rev.P02 and CPM-01-00-DR-A-7023 Rev.P04.

Supporting documents:

Design and Access Statement by Donald Shearer Architects dated 27/08/2014; Code for Sustainable Homes Pre-Assessment by Donald Shearer Architects dated 29/08/2014; Basement Impact Assessment by Site Analytical Services Ltd dated December 2013; Lifetime Homes Statement by Donald Shearer Architects dated 29/08/2013; Daylight/Sunlight Report by GVA dated 20/08/2014; Letter from Gurney Consulting Engineers ref 9540-001-rmb.

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

For the purposes of this decision, Condition 11 of planning permission 2022/1406/P dated 30/05/2023 shall be replaced with the following condition:

REPLACEMENT CONDITION 11

Prior to the occupation of the development hereby permitted, the 2nd floor side window shown on plan number CPM-01-ZZ-DR-A-8022 Rev.P02 shall be fitted with obscure glass and the window shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting approval.

The existing mansard roof will be altered to accommodate an additional dormer on both the front and rear elevations, as well as modestly increasing by 0.1m in height. The dormer windows will be of equal distance apart and the symmetry of the windows will be retained. The approved AOV side window at 2nd floor has been relocated to ensure in the event of a fire it can be accessed from the landing and allow it to comply with building control regulations. It has been revised to be obscurely glazed. Railings will be installed on the rear windows and 2nd floor front windows to comply with building control regulations and given their scale and detailed design they are not considered harmful. These alterations are not considered to have a material impact on character and appearance of the host property or wider area.

The alterations are not considered to harm the amenity of neighbouring properties given that the new dormers will have the same outlook to the existing and the side AOV will be obscurely glazed. Due to the scale and nature the amendments, they are also not considered to cause harm in terms of light or outlook.

Internally the layout of the flats will be altered to address fire safety regulations. At basement, ground, and 1st floor level, Flats 1, 1A, 2 and 3 will have their living/kitchen areas switched to the rear of the building and the main bedrooms will now be at the front. On the ground floor, Flat 2A's maisonette stairs have been revised to provide for a communal hallway. This now serves access to flats 2 and 2A on the ground floor, and the main stairwell leading to the upper floors. The first floor also contains a hallway corridor which will now serve Flat 3. Due to the additional corridor and the restructuring of the maisonette stairs in Flat 2A, the layouts for flats 2A and 3 have been altered. These are considered to be an improvement on the approved layouts and will continue to meet the minimum floorspace standards.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2014/5539/P dated 27/10/2015 (as amended by 2022/1406/P dated 30/05/2023 and 2016/6445/P dated 07/04/2017) . 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. Condition 11 has also been updated to reflect the revised plans.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the permission granted under 2014/5539/P dated 27/10/2015 (as amended by 2022/1406/P dated 30/05/2023 and 2016/6445/P dated 07/04/2017) 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 2023.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer

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