

Application ref: 2024/0276/P  
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Date: 26 February 2024

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Rok Planning  
51-52 St. John's Square  
London  
EC1V 4JL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**140-146  
Camden Street  
London  
NW1 9PF**

Proposal: Amendment to planning permission reference 2021/3265/P dated 17/03/21 (which itself amended 2014/7908/P dated 17/03/2021) for 'Alterations including amendments to ground floor layout involving replacement of 20sqm residential floorspace with commercial space, provision of door on Bonny St and increased height of balustrading to planning permission ref. 2020/3219/P dated 17/03/2021 (an amendment to planning permission ref. 2014/7908/P dated 11/05/2016) for demolition of existing buildings and erection of 1 - 8 storey building plus basement comprising 2,026sqm of commercial floorspace and 52 residential units'

Drawing Nos: Superseded:  
D-CSC3-A113-Rev. N, D-CSC3-A212-Rev.P, D-CSC3-A216-Rev.O, D-CSC3-A312-Rev.K

Revised:  
D-CSC3-A113-Rev.Q, D-CSC3-A212-Rev.Q, D-CSC3-A216-Rev.P, D-CSC3-A312-Rev.L, D-CSC3-F210

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 2021/3265/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-

D-CSC3-A100, D-CSC3-A101, D-CSC3- A102; D- CSC3A103; D-CSC3-A104; D-CSC3-A105, D-CSC3-A206; D-CSC3-A207; D- CSC3- A208; D-CSC3A209; D-CSC3-A110-Rev.H, D-CSC3-A111-Rev.J, D- CSC3-A112-Rev.K, D-CSC3-A113-Rev.Q, D-CSC3-A114-Rev.O, D-CSC3-A115- Rev.N, D-CSC3-A116-Rev.P, D-CSC3-A117-Rev.P, D-CSC3-A118-Rev.P, D- CSC3-A119-Rev.O, D-CSC3-A120-Rev.N, D-CSC3-A121-Rev.P, D-CSC3-A211- Rev.N, D-CSC3-A212-Rev.Q, D-CSC3-A213-Rev.P, D-CSC3-A214-Rev.O, D- CSC3-A315-Rev.G, D-CSC3-A216-Rev.P; D-CSC3-A311-Rev.K; D-CSC3-A312- Rev.L; D-CSC3-A313-Rev.M; D-CSC3-A314-Rev.P; D-CSC3-A315-Rev.G.

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

### Informative(s):

- 1 This application seeks to introduce a guard rail to the north-eastern elevation on Bonny Street within the curtilage of the property. This would project approximately 1.3m with a width of 0.9m with a maximum height of 1m. This would be located between the substation and the entrance to Morgan House.

The alteration is proposed for the safety of residents and pedestrians due to a level change along Bonny Street. This guardrail would not significantly impact on the overall form, size and appearance of the proposal nor on the amenities of future occupants.

The full impact of the scheme has already been assessed by virtue of the previous approval. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes can 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 granted under reference number 2020/3219/P dated 17/03/2021 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



Daniel Pope  
Chief Planning Officer

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