

Application ref: 2023/5378/P
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Date: 11 April 2024

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WSP UK Ltd
70 Chancery Lane
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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:
17-21 Camden Road
London
NW1 9LJ

Proposal: Increase in height of the steel gantry and the installation of a new support column as a NMA to condition 2 (approved plan) of planning permission 2023/2069/P dated 03/11/2023 for the replacement of rooftop plant machinery and erection of steel gantry clad in perforated aluminium on north-west corner accommodating additional plant equipment.

Drawing Nos: Superseded: PL-A-2001; PL-A-2002; PL-A-2003; PL-A-2004; PL-A-2005; PL-A-2006 REVA; PL-A-2007 REVA and PL-A-2008.

Drawing Nos: Revised: PL-A-2001_Rev_A; PL-A-2002_Rev_A; PL-A-2003_Rev_A; PL-A-2004_Rev_A; PL-A-2006_Rev_A; PL-A-2007_Rev_B and PL-A-2008_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.2 of planning permission 2023/2069/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- PL-A-2001_Rev_A; PL-A-2002_Rev_A; PL-A-

2003_Rev_A; PL-A-2004_Rev_A; PL-A-2006_Rev_A; PL-A-2007_Rev_B and PL-A-2008_Rev_A; PL-A-2009; GDP-Z01-02-SK-S-2803; GDP-Z01-02-SK-S-2808; DG3_2127_0194_B; Noise Impact Assessment by Base Build Services Ltd dated 22nd May 2023 and Cover letter by WSP dated 20th December 2023.

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

Informative(s):

1 Reason for granting approval-

The application seeks to amend the height of the Steel Gantry located to the north-west corner of the site, install supporting columns and replacement of the existing 2 x Gas coolers. The proposed height of the Gantry would be increased in height by approximately 0.5m. However, the profile of the proposed steel gantry and the supporting column would still remain fully obscured from view behind the gantry cladding and the increased in height would not add any significant bulk and massing to the building. Moreover, the existing corner setback would provide some architectural relief to the building and the proposed Gantry and additional columns would be constructed in response to the context of the tight urban site which allows for uninterrupted views in the setting of the neighbouring Listed Grade II* Church of St Michael from Hawley Terrace and will alter the relationship and views to the Grade II Listed terrace 1-12 Grand Union Walk, also to the designs of Grimshaw. These changes are not associated with any historic structure and therefore the impact on the character of the building will be limited.

Given the changes are minor and insignificant within the context of the whole scheme the small increase in height of the steel gantry and the addition column proposed are not considered to cause any harm to the existing building or surrounding area. The plant equipment is appropriately located on the roof, set in off the side boundaries and in an area where these kind of works are commonly located.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2023/2069/P dated 03/11/2023.

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 use, 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 of the approved development.

- 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 on 2023/2069/P dated 03/11/2023 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 2023.

Yours faithfully

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

Daniel Pope
Chief Planning Officer