

Application ref: 2024/1711/P
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Date: 22 May 2024

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Mr Bill Harris
Vacant site adjacent No1 Narcissus Road and to the
rear of 132/134 Mill Lane
London
NW6 1NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Vacant site adjacent No1 Narcissus Road and to the rear of 132/134 Mill Lane
London
NW6 1NE**

Proposal: Non-material amendment to permission ref 2023/1357/P to amend conditions 11 and 12. Condition 11 would be amended to require unit 2 to comply with Part M42 of the Building Regulations, and units 3, 4, 5, 6 and 7 to comply with Part M41. Condition 12 would be amended to require unit 1 to comply with Part M432a.

Drawing Nos: A.00.1 Site Location Plan, A.01.2C Proposed Ground Floor Plan, A.01.3D Proposed First Floor Plan, A.01.5C Proposed Third Floor Plan.

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 purpose of this decision, condition 11 of planning permission 2023/1357/P, dated 20/12/2023, shall be replaced with the following condition:

Adaptable Housing

Residential flat No 2 hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations, and residential flats Nos 3, 4, 5, 6 and 7 hereby permitted shall be constructed to comply with Part M4(1) of the Building Regulations.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints in accordance with policies H6 and C6 of the Camden Local Plan 2017.

For the purpose of this decision, condition 12 of planning permission 2023/1357/P, dated 20/12/2023, shall be replaced with the following condition:

Wheelchair Adaptable Housing

The following wheelchair adaptable residential unit hereby permitted shall be constructed to comply with Part M4(3)(2)(a) of the Building Regulations: Unit 1.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints in accordance with policies H6 and C6 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting.

Non-material amendment to the wording of conditions 11 and 12 attached to planning permission 2023/1357/P, dated 20/12/2023, in relation to new residential units being wheelchair accessible in accordance with Building Regulations Part M4(2).

Building Control have confirmed that the building needs a lift in order to be compliant with Part M4(2) of the building regulations, but the development provides new housing on a constrained infill site and its compact floorplate was not designed to accommodate a lift. The revision of the scheme to include a lift would impact the residential units negatively in terms of the internal layouts and space standards of the residential units. For this reason, it is accepted that conditions 11 and 12 can be amended to remove the requirements of Part M4(2) to units 3, 4, 5, 6 and 7, and instead require compliance with M4(1). Unit 2 would still be compliant with M4(2). Condition 12 will continue to require Unit 1 on the ground floor to be wheelchair adaptable in line with Building Regulations Part M4(3)(2)a.

The full impact of the proposed development has already been assessed by virtue of the original planning permission (as amended). The proposed amendments are considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context of the substantive planning permission 2023/1357/P, dated 20/12/2023, 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer