

Application ref: 2024/1456/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 31 May 2024

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

NTA Planning LLP
46 James Street
London
W1U 1EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Garages 1 - 16
Canfield Place
London
NW6 3BT

Proposal: Non- material amendment to planning permission ref 2017/1910/P dated 11/10/2021 for: "Demolition of 16 single storey garages (Sui Generis) and redevelopment of the site to provide 8 mews type residential dwellings (C3) comprising 3 x two storey properties and 5 x three storey properties with associated roof terraces" namely to insert a glazed roof hatch over the previously approved external stairs to each unit, relocation of the rooflight to unit 24, installation of ASHPs to the external terrace of each unit and minor alterations to the profile approved roofline of the development.

Drawing Nos: DR204400 0101 D05, DR204400 0100 D08, 103 Rev P4, 105 Rev P4, 110 Rev P3, 111 Rev P3, 230 Rev P3, 231 Rev P3, SK01, ADV-HTG-H10-ZZ, INTERNAL PERSPECTIVES 242-10-24 CANFIELD PLACE, SRGH Glazed Roof Hatch Spec Sheet, CZWG Architects Design and Access Statement August 2017, Design and Access Statement Addendum April 2020, WSP Energy Statement February 2017, WSP Acoustic Planning Report March 2017, WSP Transport Statement March 2017, WSP Overheating Assessment March 2017, GVA Internal Daylight and Sunlight Report March 2017, Construction Management Plan AIA Consulting Ltd, WSP Air Quality Report March 2017, NTA Planning Statement March 2017, GVA Daylight Sunlight Report March 2017, Plant Noise Assessment 11 April 2024, Cover Letter 12th April 2024.

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 2017/1910/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- DR204400 0101 D05, DR204400 0100 D08, 103 Rev P4, 105 Rev P4, 110 Rev P3, 111 Rev P3, 230 Rev P3, 231 Rev P3, SK01, ADV-HTG-H10-ZZ, INTERNAL PERSPECTIVES 242-10-24 CANFIELD PLACE, SRGH Glazed Roof Hatch Spec Sheet, CZWG Architects Design and Access Statement August 2017, Design and Access Statement Addendum April 2020, WSP Energy Statement February 2017, WSP Acoustic Planning Report March 2017, WSP Transport Statement March 2017, WSP Overheating Assessment March 2017, GVA Internal Daylight and Sunlight Report March 2017, Construction Management Plan AIA Consulting Ltd, WSP Air Quality Report March 2017, NTA Planning Statement March 2017, GVA Daylight Sunlight Report March 2017, Plant Noise Assessment 11 April 2024, Cover Letter 12th April 2024.

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

NEW CONDITION 16

The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

NEW CONDITION 17

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

1 Reason for granting approval-

The applicant is seeking to amend condition 2 of the approved planning permission, 2017/1910/P. The proposed amendments include 8x ASHP (one to be installed on the roof terraces of each townhouse) in accordance with the energy efficiency and renewable energy plan, to insert a glazed roof hatch of the previously approved external stairs to each unit, relocation of the rooflight to unit 24 and minor alterations to the profile of the approved roofline of the development.

The proposal would also result in the inclusion of two new conditions (conditions 16 and 17) associated with the ASHP, relating to noise levels and anti-vibration isolators on the approved planning permission, 2017/1910/P.

The proposed amendments are minor in scope and scale and do not increase the overall dimensions or intent of the original scheme, and they would therefore not have any material impact on the character and appearance of the host property or surrounding area.

The amendments would not have any material impact on the amenity of neighbouring occupiers, including impacts on daylight/sunlight, outlook, noise or privacy.

The full impact of the scheme has already been assessed by virtue of the planning permission granted on 11/10/2021 under reference, 2017/1910/P. 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 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 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 substantive permission granted on 11/10/2021 under reference number 2017/1910/P 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 the National Planning Policy Framework.

Yours faithfully



Daniel Pope
Chief Planning Officer

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