

Application ref: 2024/1891/P
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Date: 17 July 2024

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Calypso Studios
73 Grange Road
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KT8 2PR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Godwin and Crowndale Estate
Crowndale Road
London
NW1 1PA

Proposal: Non-Material Amendment to planning reference 2020/3801/P dated 14/05/21 for erection of 10 x 3-storey terraced family-sized houses (10 x 4 bed) (Class C3). NAMELY: Design and layout changes shown on accompanying new drawings.

Drawing Nos: Superseded plans:
100 A, 101, 300, 301.

Amended plans: Covering letter (Calypso Studios) 13th May 2024, 2965-CSA-XX-XX-DR-A-0100 PL3, 2965-CSA-XX-XX-DR-A-0101 PL3, 2965-CSA-ZZ-00-DR-A-0004 P1, 2965-CSA-XX-XX-DR-A-0301 PL3, 2965-CSA-XX-XX-DR-A-0300 PL3.

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 2020/3801/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2
Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing: 001, 003.

Proposed:

102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 118, 121, 200, 2965-CSA-XX-XX-DR-A-0100 PL3, 2965-CSA-XX-XX-DR-A-0101 PL3, 2965-CSA-ZZ-00-DR-A-0004 P1, 2965-CSA-XX-XX-DR-A-0301 PL3, 2965-CSA-XX-XX-DR-A-0300 PL3.

Documents:

Covering letter (Iceni) 20 August 20, Arboricultural Survey and Impact Assessment (Arbeco) 24/04/2019, Draft Construction Management Plan Rev 0.1 - 20/08/20, Design, Access and Landscaping Statement (Surface to Air) August 2020, Energy Strategy (Iceni) August 2020, Explosive Ordnance Threat Assessment (Planit) 28/03/16, Phase II Geotechnical and Geo-Environmental Investigation (Land Science) 28/06/2019 v1, Planning Statement (Iceni) August 2020, Recreational Assessment (Iceni) 14/08/2020, Statement of Community Involvement, Sustainability Statement (Iceni) August 2020, Transport Statement (Iceni) August 2020, Air Quality Assessment Rev 01 (Hoare Lea) 13 November 2020, Surface Water Drainage Strategy (Ambiental) 24/11/2020, Covering letter (Calypso Studios) 13th May 2024.

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

Informative(s):

- 1 Reason for granting approval-
The external amendments are the removal of a rear access deck, elevation and entrance changes and changing the rear garden gates to timber. Internal amendments are also proposed.

These revisions do not impact on design quality, the amenity of the proposed dwellings or the amenity of neighbours.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 2020/3801/P dated 14/05/21. 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 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.

No objections were received to this application.

None of the other conditions attached to the original permission are affected by the amendments.

Given the above, the proposed amendments are considered non-material.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 14/05/2021 under reference number 2020/3801/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 paragraph 38 of the National Planning Policy Framework 2021.

Yours faithfully

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

Daniel Pope
Chief Planning Officer

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