

Application ref: 2024/5129/P  
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Date: 5 December 2024

**Development Management**  
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CMA Planning  
113 The Timberyard  
Drysdale Street  
London  
N1 6ND

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Agar Grove Estate**  
**Wrotham Road**  
**London**  
**NW1 9SS**

Proposal: Non-Material Amendment to planning reference 2023/0362/P dated 12/02/24 which varied planning permission ref: 2019/4280/P dated 13/10/2020 (which amended 2013/8088/P dated 04/08/2014 in relation to blocks JKL and I, and was amended under 2022/2359/P dated 20/12/2022 in relation to block B) and was amended by NMA 2022/1944/P which further amended blocks JKL and I (demolition of existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House to provide Class C3 residential units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units); namely to increase size of proposed ASHP enclosures on Blocks JKL and I. NAMELY: Various internal and external alterations.

Drawing Nos:

Revised:

AGV-HBA-BZ-00-DR-A-080000-P02, AGV-HBA-BZ-00-DR-A-080150-P02, AGV-HBA-BZ-00-DR-A-080100-P02, AGV-HBA-BZ-01-DR-A-080101-P02, AGV-HBA-BZ-02-DR-A-080102-P02, AGV-HBA-BZ-03-DR-A-080103-P02, AGV-HBA-BZ-04-DR-A-080104-P02,

AGV-HBA-BZ-05-DR-A-080105-P02, AGV-HBA-BZ-06-DR-A-080106-P02, AGV-HBA-BZ-07-DR-A-080107-P02, AGV-HBA-BZ-08-DR-A-080108-P02, AGV-HBA-BZ-09-DR-A-080109-P02, AGV-HBA-BZ-10-DR-A-080110-P02, AGV-HBA-BZ-11-DR-A-080111-P02, AGV-HBA-BZ-12-DR-A-080112-P02, AGV-HBA-BZ-13-DR-A-080113-P02, AGV-HBA-BZ-14-DR-A-080114-P02, AGV-HBA-BZ-15-DR-A-080115-P02, AGV-HBA-BZ-16-DR-A-080116-P02, AGV-HBA-BZ-17-DR-A-080117-P02, AGV-HBA-BZ-18-DR-A-080118-P02, AGV-HBA-BZ-19-DR-A-080119-P02, AGV-HBA-BZ-ZZ-DR-A-080201-P02, AGV-HBA-BZ-ZZ-DR-A-080202-P02, AGV-HBA-BZ-ZZ-DR-A-080203-P02, AGV-HBA-BZ-ZZ-DR-A-080204-P02, AGV-HBA-BZ-ZZ-DR-A-080401-P02, AGV-HBA-BZ-ZZ-DR-A-080402-P02.

Superseded:

Block B: AGV-HBA-B-00-DR-A-200100, AGV-HBA-B-00-DR-A-200101, AGV-HBA-B-00-DR-A-200102, AGV-HBA-B-00-DR-A-200103, AGV-HBA-B-00-DR-A-200104, AGV-HBA-B-00-DR-A-200105, AGV-HBA-B-00-DR-A-200106, AGV-HBA-B-00-DR-A-200107, AGV-HBA-B-00-DR-A-200108, AGV-HBA-B-00-DR-A-200109, AGV-HBA-B-00-DR-A-200110, AGV-HBA-B-00-DR-A-200111, AGV-HBA-B-00-DR-A-200112 Rev P1 , AGV-HBA-B-00-DR-A-200113 Rev P1 , AGV-HBA-B-00-DR-A-200114 Rev P1 , AGV-HBA-B-00-DR-A-200115 Rev P1 , AGV-HBA-B-00-DR-A-200116 Rev P1 , AGV-HBA-B-00-DR-A-200117 Rev P1 , AGV-HBA-B-00-DR-A-200118 Rev P1 , AGV-HBA-B-00-DR-A-200119 Rev P1 , AGV-HBA-B-ZZ-DR-A-200401 Rev P1 , AGV-HBA-B-ZZ-DR-A-200402 Rev P1 , AGV-HBA-B-ZZ-DR-A-200202 Rev P2 , AGV-HBA-B-ZZ-DR-A-200203 Rev P2 , AGV-HBA-B-ZZ-DR-A-200201 Rev P2 , AGV-HBA-B-ZZ-DR-A-200204 Rev P1, AGV-HBA-BZ-00-DR-A-080150.

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. 60 (approved drawings) of planning permission 2023/0362/P dated 12/02/2024 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 60

Approved drawings/ documents (I/III)

1423\_DWG\_PL\_00\_001, 1423\_DWG\_PL\_00\_010, 1423\_DWG\_PL\_00\_011, 1423\_DWG\_PL\_00\_012, 1423\_DWG\_PL\_00\_013, 1423\_DWG\_PL\_00\_014, 1423\_DWG\_PL\_00\_050, 1423\_DWG\_PL\_00\_051, 1423\_DWG\_PL\_00\_060, 1423\_DWG\_PL\_00\_061, 1423\_DWG\_PL\_00\_062, 1423\_DWG\_PL\_00\_063, 1423\_DWG\_PL\_00\_064, 1423\_DWG\_PL\_00\_065, 1423\_DWG\_PL\_00\_080, 1423\_DWG\_PL\_00\_081, 1423\_DWG\_PL\_00\_082, 1423\_DWG\_PL\_00\_085, 1423\_DWG\_PL\_00\_086, AGV-HBA-SW-00-DR-A-080001, 1423\_DWG\_PL\_00\_101 Rev C, 1423\_DWG\_PL\_00\_102 Rev A, 1423\_DWG\_PL\_00\_103, 1423\_DWG\_PL\_00\_130, 1423\_DWG\_PL\_00\_131, 1423\_DWG\_PL\_00\_132, 1423\_DWG\_PL\_00\_133, 1423\_DWG\_PL\_00\_134, 1423\_DWG\_PL\_00\_135

Block A:

1423\_DWG\_PL\_A\_00\_200 Rev B, 1423\_DWG\_PL\_A\_00\_201 Rev B,

1423\_DWG\_PL\_A\_00\_202 Rev C, 1423\_DWG\_PL\_A\_00\_203 Rev C,  
1423\_DWG\_PL\_A\_00\_204 Rev B, 1423\_DWG\_PL\_A\_00\_205 Rev B,  
1423\_DWG\_PL\_A\_00\_206 Rev B, 1423\_DWG\_PL\_A\_00\_207 Rev B,  
1423\_DWG\_PL\_A\_00\_208 Rev B, 1423\_DWG\_PL\_A\_00\_230,  
1423\_DWG\_PL\_A\_00\_231 Rev A, 1423\_DWG\_PL\_A\_00\_232,  
1423\_DWG\_PL\_A\_00\_250 Rev E, 1423\_DWG\_PL\_A\_00\_251 Rev E,  
1423\_DWG\_PL\_A\_00\_252 Rev D, 1423\_DWG\_PL\_A\_00\_253 Rev D,  
1423\_DWG\_PL\_A\_00\_254 Rev D, 1423\_DWG\_PL\_A\_00\_255 Rev D,  
1423\_DWG\_PL\_A\_00\_280, 1423\_DWG\_PL\_A\_00\_281,  
1423\_DWG\_PL\_A\_00\_282, 1423\_DWG\_PL\_A\_90\_001 ,  
1423\_DWG\_PL\_A\_90\_002, 1423\_DWG\_PL\_A\_90\_010,  
1423\_DWG\_PlotA\_00\_291 Rev A, 1423\_DWG\_PlotA\_00\_292 Rev A,  
1423\_DWG\_PL\_A\_00\_290, 1423\_DWG\_PL\_A\_00\_291 Rev A,  
1423\_DWG\_PL\_A\_00\_292, 1423\_DWG\_PL\_A\_00\_293

Block B:

AGV-HBA-BZ-00-DR-A-080000-P02, AGV-HBA-BZ-00-DR-A-080150-P02, AGV-HBA-BZ-00-DR-A-080100-P02, AGV-HBA-BZ-01-DR-A-080101-P02, AGV-HBA-BZ-02-DR-A-080102-P02, AGV-HBA-BZ-03-DR-A-080103-P02, AGV-HBA-BZ-04-DR-A-080104-P02, AGV-HBA-BZ-05-DR-A-080105-P02, AGV-HBA-BZ-06-DR-A-080106-P02, AGV-HBA-BZ-07-DR-A-080107-P02, AGV-HBA-BZ-08-DR-A-080108-P02, AGV-HBA-BZ-09-DR-A-080109-P02, AGV-HBA-BZ-10-DR-A-080110-P02, AGV-HBA-BZ-11-DR-A-080111-P02, AGV-HBA-BZ-12-DR-A-080112-P02, AGV-HBA-BZ-13-DR-A-080113-P02, AGV-HBA-BZ-14-DR-A-080114-P02, AGV-HBA-BZ-15-DR-A-080115-P02, AGV-HBA-BZ-16-DR-A-080116-P02, AGV-HBA-BZ-17-DR-A-080117-P02, AGV-HBA-BZ-18-DR-A-080118-P02, AGV-HBA-BZ-19-DR-A-080119-P02, AGV-HBA-B2-ZZ-DR-A-080201-P02, AGV-HBA-BZ-ZZ-DR-A-080202-P02, AGV-HBA-BZ-ZZ-DR-A-080203-P02, AGV-HBA-BZ-ZZ-DR-A-080204-P02, AGV-HBA-BZ-ZZ-DR-A-080401-P02, AGV-HBA-BZ-ZZ-DR-A-080402-P02.

Block C.

D, E: 1423\_DWG\_PL\_CDE\_00\_200, 1423\_DWG\_PL\_CDE\_00\_201,  
1423\_DWG\_PL\_CDE\_00\_202 Rev A, 1423\_DWG\_PL\_CDE\_00\_203 Rev A,  
1423\_DWG\_PL\_CDE\_00\_204 Rev A, 1423\_DWG\_PL\_CDE\_00\_205,  
1423\_DWG\_PL\_CDE\_00\_206, 1423\_DWG\_PL\_CDE\_00\_231,  
1423\_DWG\_PL\_CDE\_00\_250, 1423\_DWG\_PL\_CDE\_00\_251,  
1423\_DWG\_PL\_CDE\_00\_252 Rev A, 1423\_DWG\_PL\_CDE\_00\_253,  
1423\_DWG\_PL\_CDE\_00\_254, 1423\_DWG\_PL\_CDE\_00\_255,  
1423\_DWG\_PL\_CDE\_00\_280, 1423\_DWG\_PL\_CDE\_00\_281,  
1423\_DWG\_PL\_CDE\_00\_282

Block F:

T14011\_ART\_DR\_A\_1bF00\_PL\_100, T14011\_ART\_DR\_A\_1bF00\_PL\_101,  
T14011\_ART\_DR\_A\_1bF00\_PL\_102, T14011\_ART\_DR\_A\_1bF00\_PL\_103,  
T14011\_ART\_DR\_A\_1bF00\_PL\_104, 1423\_DWG\_PL\_F\_00\_230,  
1423\_DWG\_PL\_F\_00\_231, T14011\_ART\_DR\_A\_1bF00\_PL\_300,  
T14011\_ART\_DR\_A\_1bF00\_PL\_302, T14011\_ART\_DR\_A\_1bF00\_PL\_310,  
1423\_DWG\_PL\_F\_00\_253, 1423\_DWG\_PL\_F\_00\_280,  
1423\_DWG\_PL\_F\_00\_281

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

Approved drawings and documents (II/III)

Block G:

T14011\_ART\_DR\_A\_1bG00\_PL\_100, T14011\_ART\_DR\_A\_1bG00\_PL\_101,  
T14011\_ART\_DR\_A\_1bG00\_PL\_102, T14011\_ART\_DR\_A\_1bG00\_PL\_103,  
011\_ART\_DR\_A\_1bG00\_PL\_104, T14011\_ART\_DR\_A\_1bG00\_PL\_105,  
T14011\_ART\_DR\_A\_1bG00\_PL\_106, T14011\_ART\_DR\_A\_1bG00\_PL\_107,  
T14011\_ART\_DR\_A\_1bG00\_PL\_108, T14011\_ART\_DR\_A\_1bG00\_PL\_109,  
T14011\_ART\_DR\_A\_1bG00\_PL\_110, T14011\_ART\_DR\_A\_1bG00\_PL\_111,  
1423\_DWG\_PL\_G\_00\_230, 1423\_DWG\_PL\_G\_00\_231,  
1423\_DWG\_PL\_G\_00\_232, T14011\_ART\_DR\_A\_1B\_G\_00\_PL\_302 PL7,  
T14011\_ART\_DR\_A\_1bG00\_PL\_300,, T14011\_ART\_DR\_A\_1bG00\_PL\_304,  
T14011\_ART\_DR\_A\_1bG00\_PL\_306, T14011\_ART\_DR\_A\_1bG00\_PL\_310,  
T14011\_ART\_DR\_A\_1B\_G\_00\_GA\_601 C7

Block H:

T14011\_ART\_DR\_A\_1bH00\_PL\_100, T14011\_ART\_DR\_A\_1bH00\_PL\_101,  
T14011\_ART\_DR\_A\_1bH00\_PL\_102, T14011\_ART\_DR\_A\_1bH00\_PL\_103,  
T14011\_ART\_DR\_A\_1bH00\_PL\_104, 1423\_DWG\_PL\_H\_00\_205,  
1423\_DWG\_PL\_H\_00\_230, 1423\_DWG\_PL\_H\_00\_231, T14011-ART-DR-A-1B-  
H-00-PL-302 PL06, T14011-ART-DR-A-1B-H-00-PL-306 PL06, T14011-ART-DR-  
A-1B-H-00-PL-300 PL06, T14011-ART-DR-A-1B-H-00-PL-304 PL08,  
T14011\_ART\_DR\_A\_1bH00\_PL\_310, T14011\_ART\_DR\_A\_1bH00\_PL\_311,  
T14011\_ART\_DR\_A\_1B\_H\_00\_DD\_852 C2, T14011\_ART\_DR\_A\_1B\_B-00-GA-  
006 C3, T14011\_ART\_DR\_A\_1B\_B-00-GA-061 C2 T14011\_ART\_DR\_A\_1B\_B-  
00-GA-06 C3, T14011\_ART\_DR\_A\_1B\_H\_00\_GA\_066 C5

Block I:

1901-07-100 P04, 1901-07-101 P02, 1901-07-102 P02, 1901-07-103 P02, 1901-  
07-104 P02, 1901-07-105 P02, 1901-07-211 P02, 1901-07-400 P01, 1901-07-401  
P01, 1901-06-106\_T02 , AGV-HBA-I-ZZ-DR-A-200301 P04, AGV-HBA-I-ZZ-DR-  
A-200304 P04, 1901-07-310\_P02, 1901-07-313\_P02, 1901-07-312\_P03, 1901-07-  
311\_P02, AGV-HBA-I-ZZ-DR-A-080200 P04, AGV-MXF-I-RF-DR-J-300111 P03,  
AGV-MXF-I-RF-DR-J-300112 P03

Block J, K, L:

AGV-HBA-NE-00-DR-A-08-0100 P03, AGV-HBA-NE-00-DR-A-08-0101 P03,  
AGV-HBA-NE-00-DR-A-08-0102 P02, AGV-HBA-NE-00-DR-A-08-0103 P02,  
AGV-HBA-NE-00-DR-A-08-0104 P02, AGV-HBA-NE-00-DR-A-08-0105 P02,  
AGV-HBA-JKL-06-DR-A-270106 P05, AGV-HBA-JKL-ZZ-DR-A-200301 P05,  
AGV-HBA-JKL-ZZ-DR-A-200310 P05, AGV-HBA-JKL-ZZ-DR-A-200311 P04,  
AGV-HBA-NE-XX-DR-A-08-0200 P02, AGV-HBA-JKL-XX-DR-A-080200 P04,  
AGV-HBA-JKL-XX-DR-A-080201 P4, AGV-HBA-NE-XX-DR-A-08-0201. P04,  
AGV-HBA-JKL-XX-DR-A-080202. P04, AGV-HBA-NE-XX-DR-A-08-0202 P02,  
AGV-HBA-NE-XX-DR-A-08-0511 P02, 1423\_DWG\_PL\_JKL\_00\_280,  
1423\_DWG\_PL\_JKL\_00\_281, 1423\_DWG\_PL\_JKL\_00\_282,  
1423\_DWG\_PL\_JKL\_90\_001 Rev A, 1423\_DWG\_PL\_JKL\_90\_002 Rev A,  
1423\_DWG\_PL\_JKL\_90\_010, 1423\_DWG\_PL\_JKL\_90\_011, AGV-MXF-JKL-  
RF-DR-J-300111 P07, AGV-MXF-JKL-RF-DR-J-300112 P05, AGV-MXF-JKL-RF-  
DR-J-300113 P06

Lulworth Block:

1423\_DWG\_PL\_LUL\_00\_200 Rev A, 1423\_DWG\_PL\_LUL\_00\_201 Rev A,  
1423\_DWG\_PL\_LUL\_00\_202, 1423\_DWG\_PL\_LUL\_00\_203 Rev A,  
1423\_DWG\_PL\_LUL\_00\_204, 1423\_DWG\_PL\_LUL\_00\_205. Rev A,  
1423\_DWG\_PL\_LUL\_00\_206 Rev A, 1423\_DWG\_PL\_LUL\_00\_207 Rev A,  
1423\_DWG\_PL\_LUL\_00\_208 Rev A, 1423\_DWG\_PL\_LUL\_00\_209,  
1423\_DWG\_PL\_LUL\_00\_210, 1423\_DWG\_PL\_LUL\_00\_211 Rev A,  
1423\_DWG\_PL\_LUL\_00\_212, 1423\_DWG\_PL\_LUL\_00\_213,  
1423\_DWG\_PL\_LUL\_00\_214, 1423\_DWG\_PL\_LUL\_00\_215,  
1423\_DWG\_PL\_LUL\_00\_216, 1423\_DWG\_PL\_LUL\_00\_217,  
1423\_DWG\_PL\_LUL\_00\_218, 1423\_DWG\_PL\_LUL\_00\_219,  
1423\_DWG\_PL\_LUL\_00\_220, 1423\_DWG\_PL\_LUL\_00\_221,  
1423\_DWG\_PL\_LUL\_00\_222, 1423\_DWG\_PL\_LUL\_00\_230,  
1423\_DWG\_PL\_LUL\_00\_250, 1423\_DWG\_PL\_LUL\_00\_251,  
1423\_DWG\_SK140218\_JW\_01, 1423\_DWG\_SK140218\_JW\_02 ,  
1423\_DWG\_SK140218\_JW\_03 , 1423\_DWG\_PL\_LUL\_00\_280,  
1423\_DWG\_PL\_LUL\_00\_281, 1423\_DWG\_PL\_LUL\_00\_282,  
1423\_DWG\_PL\_LUL\_00\_283, 1423\_DWG\_PL\_LUL\_00\_284

Approved drawings and documents (III/III)

Other:

AGC377-AL-SL-101, AGC377-AL-CP-0-001 Rev P01, AGC377-AL-CP-0-002 Rev P01, AGC377-AL-GE-0-001 Rev P01, AGC377-AL-GE-0-002 Rev P01, AGC377-AL-GE-0-003 Rev P01, AGC377-AL-DL-0-001 Rev P01, AGC377-AL-HD-0-001 Rev P01, AGC377-AL-SW-0-001 Rev P01, AGC377-AL-SW-0-002 Rev P01, AGC377-AL-SW-0-003 Rev P01, AGC377-AL-SW-0-004 Rev P01, AGC377-AL-TZ-0-001 Rev P01, AGC377-AL-KP-0-001 Rev P01, AGC377-AL-KP-0-002 Rev P01, AGC377-AL-RT-0-001 Rev P01, AGC377-AL-RT-0-002 Rev P01, AGC377-AL-GE-2-001 Rev P01, AGC377-AL-GE-2-002 Rev P01, AGC377-AL-GE-2-003 Rev P01, AGC377-AL-GE-2-004 Rev P01, AGC377-AL-GE-2-005 Rev P01, AGC377-AL-GE-2-006 Rev P01, AGC377-AL-GE-2-007 Rev P01, AGC377-AL-GE-2-008 Rev P01, AGC377-AL-GE-2-009 Rev P01

AGC377-AL-GE-2-010 Rev P01, AGC377-AL-GE-2-011 Rev P01, AGC377-AL-GE-2-012 Rev P01, AGC377-AL-GE-2-013 Rev P01, AGC377-AL-GE-2-014 Rev P01, AGC377-AL-RT-2-001 Rev P01, AGC377-AL-RT-2-002 Rev P01, AGC377-AL-RT-2-003 Rev P01, AGC377-AL-RT-2-004 Rev P01, AGC377-AL-RT-2-005 Rev P01, AGC377-AL-RT-2-006 Rev P01, AGC377-AL-RT-2-007 Rev P01, AGC377-AL-RT-2-008 Rev P01, AGC377-AL-RT-2-009 Rev P01, AGC377-AL-RT-2-010A Rev P01, AGC377-AL-RT-2-010B Rev P01, AGC377-AL-RT-2-011

Design and Access Statement by Hawkins\Brown, Mae and Grant Associates, 25 dated 16/12/2013; Transport Assessment by Peter Brett Associates Ref 28732/002 Rev 3, dated December 2013; Planning Energy & Sustainability Report by Max Fordham, dated 11/12/2013; Flood Risk Assessment and Drainage Strategy by Peter Brett Associates Ref 28732 Rev Issue 3, dated 06/12/2013; Phase I habitat survey and protecting species scoping survey report by MKA Ecology Limited, dated 24/05/2013; Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan by Hayden's, Ref 3743, dated 19/11/2013; Arboricultural Impact Assessment and Method Statement for

development at Broadstone, Agar Grove Estate by Oisín Kelly, ref 159, dated 31/08/2015; Daylight and Sunlight Report by Anstey Horne, Ref AH/SFT/ROL6940, dated December 2013; Air Quality Assessment by Peter Brett Associates, Ref 28732/004 Rev 02, dated December 2013; Phase 1 Ground Condition Assessment by Peter Brett Associates, Ref 28732/006 Rev 1, dated November 2013; Wind Microclimate Assessment by Peter Brett Associates, Ref 28732/007 Rev 02, dated 05/12/2013; Noise and Vibration Assessment by Peter Brett Associates, Ref 28732/005 Rev 1, dated 05/12/2013; Planning Statement by CMA Planning, dated December 2013; Planning Obligations Statement by CMA Planning, dated January 2014; Affordable Housing Statement by CMA Planning, dated December 2013; Statement of Consultation dated December 2013; Construction Management Plan by EC Harris, dated December 2013; Supplementary Note to Agar Grove Transport Assessment by Peter Brett Associates, dated January 2014; Daylight, Sunlight and overshadowing within the proposed development report by Anstey Horne, Ref AH/SFT/ROL6940, dated January 2014; Proposed Drainage - Surface Water Attenuation Calculations by Peter Brett Associates, Ref 28732-CTN03, dated 22/01/2014; Secured by Design - Boundary Conditions by Mae, dated 24/02/2014; Agar Grove Planning Post Submission Review Landscape Responses, by Hawkins\Brown, Mae and Grant Associates, dated February 2014; Agar Grove Transport Assessment Supplementary Note, by Peter Brett Associates, dated February 2014; Note from Max Fordham Ref J4726 Agar Grove, dated 19/03/2014; Supporting letter from CMA Planning, dated 08/09/2014; Planning submission to Stage E summary of changes by Mae dated 29/08/2014; Planning submission to Stage E - Summary of changes by Hawkins\Brown dated 02/09/2014; 7.6 Appearance - Expression and Materials, Sect 7-1 DAS August 2014 Rev A; 8.0 Access, Sect 8-1-8.6 DAS October 2014; Swegon Technical 26 specification, general survey; Cover letter prepared by CMA Planning dated 26/01/18; List of drawings prepared by Architype dated 26/01/18

#### Informative(s):

##### 1 Reason for granting approval:

The changes related to Phase 2A / Block B of the wider scheme comprise:

Access to refuse stores is removed from the internal escape corridor with only external access will be provided.

Access to cleaners' storage room moved removed from the internal escape corridor and will be provided from the central link lobby.

Access to residential escape stairs removed at Level 01 of Block B2.

Reconfiguration of bike storage at Block B1 to accommodate layout change and SBC comments. The internal bike store is split into two smaller cycle stores and are both accessed externally from the southern side of the building.

Metal screening was added to the western end of the external bike store as requested by Secured by Design.

A new lobby introduced at Level 01 of Block B1 as a place of refuge as part of the commercial fire strategy.

Minor kitchen layout changed some residential units at Block B2 on Level 02 - 17.

Additional smoke risers added to the floorplate with associated layout adjusted at Block B1 Level 02 - 07.

Generator enclosure location and roof plan layout have been updated due to the additional smoke risers added at Block B1. PV energy output will be maintained.

Minor windows movement between fixed piers of both Block B1 and B2.

Central link lobby band material changed from GRC to brick.

Aluminium cills added to windows at Level 01 of both Block B1 and B2.

Ground floor kitchen window material changed from metal panel to brick.

Sub-station doors at Block B2 updated.

Communal corridor window replaced with a door at Level 01 of Block B2.

Curtain walling fenestration between piers at Block B1 updated with additional transoms.

Section 96A of the 1990 Act (as amended) allows a local planning authority to change a planning permission if it is satisfied that the change is not material. There is no statutory definition of 'non-material', and so the local planning authority must be satisfied that the changes are non-material, which will depend on the effects of the amendment, bearing in mind its context. In this instance, it is considered that the proposed amendments are non-material for the following reasons:

The description of development would remain the same. There is no change in the number of dwellings. The profile of the building footprint remains the same. There would be no change to the height of the building. The amendment would not give rise to any additional planning considerations that were not taken into account at the time of the original decision or relate to any of the representations made at the time of the application.

The full impact of the scheme has already been assessed by virtue of the previous approval Ref. 2023/0362/P dated 12/02/24. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on 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 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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer

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