

Application ref: 2023/3425/P
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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:

14-19 Tottenham Mews
London
W1T 4AA

Proposal:

Non-material amendment to planning permission 2020/5633/P dated 12/04/2022 for 'Erection of six storey building (and basement) to provide office (Class E) at part ground and basement levels and self-contained flats (Class C3)' approved; namely:

Ground floor: reduction in width of Bedford Passage link and introduction of ramp; alteration to fenestration and location of door to office; introduction of louvre panel, omission of window recess, omission of UKPN substation and replacement of door with louvre, amendment to window spacing and introduction of louvred panel above windows (all to east elevation);

North and east elevation: alteration to fenestration (north elevation: windows to be fixed shut and have single transom and Juliet balconies to be omitted);

West elevation: replacement of railing balustrade with brickwork to access deck and increased enclosure of access deck with addition of 2 x 2m brick walls; extent of demolition to western boundary wall reduced;

Roof: Increase in height of parapet at level 4 and 5; reduction in size of terraces at level 5; privacy screen to northern edge of terrace (flat 5.1); installation of access ladder; and erection of vent adjacent to lift overrun.

Drawing Nos:

Non-material Amendment Report Rev 03 (prepared by Cottrell Vermeulen Architecture, dated December 2024); 2960-CVA-TM-00-DR-A-PL100 P01.3; 2960-CVA-TM-B1-DR-A-PL101 P01.6; 2960-CVA-TM-B1-DR-A-PL101 P01.7; 2960-CVA-TM-00-DR-A-PL102

P01.8; 2960-CVA-TM-00-DR-A-PL102 P01.9; 2960-CVA-TM-01-DR-A-PL103 P01.6; 2960-CVA-TM-01-DR-A-PL103 P01.7; 2960-CVA-TM-02-DR-A-PL104 P01.4; 2960-CVA-TM-02-DR-A-PL104 P01.5; 2960-CVA-TM-03-DR-A-PL105 P01.4; 2960-CVA-TM-03-DR-A-PL105 P01.5; 2960-CVA-TM-04-DR-A-PL106 P01.4; 2960-CVA-TM-04-DR-A-PL106 P01.5; 2960-CVA-TM-05-DR-A-PL107 P01.6; 2960-CVA-TM-05-DR-A-PL107 P01.7; 2960-CVA-TM-RL-DR-A-PL108 P01.8; 2960-CVA-TM-RL-DR-A-PL108 P01.9; 2960-CVA-TM-ZZ-DR-A-PL301 P01.8; 2960-CVA-TM-ZZ-DR-A-PL301 P01.9; 2960-CVA-TM-ZZ-DR-A-PL302 P01.6; 2960-CVA-TM-ZZ-DR-A-PL302 P01.7; 2960-CVA-TM-ZZ-DR-A-PL303 P01.8; 2960-CVA-TM-ZZ-DR-A-PL303 P01.9; 2960-CVA-TM-ZZ-DR-A-PL304 P01.8; 2960-CVA-TM-ZZ-DR-A-PL304 P01.9; 2960-CVA-TM-ZZ-DR-A-PL201 P01.8; 2960-CVA-TM-ZZ-DR-A-PL201 P01.9; 2960-CVA-TM-ZZ-DR-A-PL202 P01.6; 2960-CVA-TM-ZZ-DR-A-PL202 P01.7; 2960-CVA-TM-ZZ-DR-A-PL203 P01.6; 2960-CVA-TM-ZZ-DR-A-PL203 P01.7.

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 2020/5633/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:

Existing Drawings: Prefix 13565-A-: L00-01-002 Site Plan, LXX-01-001 Location Plan, L00-01-100, L01-01-101, LXX-01-200 A , LXX-01-201, LXX-01-300, LXX-01-301, LXX-01-302, LXX-01-303.

Proposed Drawings: 2960-CVA-TM-00-DR-A-PL100 P01.3; 2960-CVA-TM-B1-DR-A-PL101 P01.6; 2960-CVA-TM-00-DR-A-PL102 P01.8; 2960-CVA-TM-01-DR-A-PL103 P01.6; 2960-CVA-TM-02-DR-A-PL104 P01.4; 2960-CVA-TM-03-DR-A-PL105 P01.4; 2960-CVA-TM-04-DR-A-PL106 P01.4; 2960-CVA-TM-05-DR-A-PL107 P01.6; 2960-CVA-TM-RL-DR-A-PL108 P01.8; 2960-CVA-TM-ZZ-DR-A-PL301 P01.8; 2960-CVA-TM-ZZ-DR-A-PL302 P01.6; 2960-CVA-TM-ZZ-DR-A-PL303 P01.8; 2960-CVA-TM-ZZ-DR-A-PL304 P01.8; 2960-CVA-TM-ZZ-DR-A-PL201 P01.8; 2960-CVA-TM-ZZ-DR-A-PL202 P01.6; 2960-CVA-TM-ZZ-DR-A-PL203 P01.6;

Supporting Documents: Energy Statement by TFT Revision 02 dated 27 May 2021; Sustainability Statement by TFT dated 24/11/2020; Preliminary Ecological Appraisal by The Ecology Consultancy dated 11/11/2020; Plant Noise Assessment Report, ref 27931 dated 12 October 2020; Environmental Noise Survey and Acoustic Design Statement Report ref. 27931/ADS1.Rev1 dated 12 November 2020; Air Quality Assessment by Air Quality Consultants dated November 2020; Transport Statement by Caneparo Associates dated November 2020; Travel Plan by Caneparo Associates dated November 2020; Delivery, Servicing and Waste Management Plan by Caneparo Associates dated November 2020; Archaeological Desk Based Study by Andrew Francis, dated 16/11/2020; Daylight and Sunlight Report by Point2 dated 25/11/2020; Daylight/ Sunlight letter from Point2 Consultancy dated 18th of May 2021; Internal Daylight Summary letter from Point2 Consultancy dated 19th of May 2021; Fire Strategy by Norman Disney & Young Revision 2.0 dated 5 November 2020; Ventilation and Extract Statement by

Norman Disney & Young Revision 3.0 dated 14th May 2021; Affordable Housing Statement by DS2 LLP dated May 2021; Inclusive Design and Access Statement by Proudlock Associates dated 25-11-2020; Email at 14:05 on May 17 2021 from Hannah Willock setting out Affordable Workspace Terms; Geotechnical and Geoenvironmental Interpretative Report by CGL dated September 2020; CGL_09529 - Tottenham Mews: LBC Comment Tracker, Card Geotechnics Ltd Structural Engineering Report and Subterranean Construction Method Statement by Elliott Wood dated 13th November 2020; Surface Water Drainage Statement by Elliot Wood dated 13th November 2020; Non-material Amendment Report Rev 03 prepared by Cottrell Vermeulen Architecture dated December 2024.

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

Informative(s):

1 Reasons for granting permission:

The proposal includes a reduction in width of the Bedford Passage link from 2.61m to 1.7m (at the narrowest point) and from 3.45m to 2.59m (at the widest point). The reduction in width is necessary due to the original surveyed position of 13 Tottenham Mews being inaccurate, as well as the need for a structure along the north eastern side of the passage to support the overhanging floors above. Due to a difference in levels between the application site and the neighbouring Middlesex Hospital Annexe site, the Bedford Passage link also needs to include a gentle slope. Due to the difference in levels, the escape door from the basement would be relocated from the north elevation to the east elevation. A louvre panel would be introduced to serve the MVHR. This would result in a reduction in the width of the office fenestration overlooking the Bedford Passage link.

The recess to the ground floor east facing windows would be omitted to ensure compliance with size requirements for disabled rooms. The lack of recess means a railing is no longer required.

On the north elevation, the windows would be fixed shut and have a single transom and Juliet balconies would be omitted. These changes are necessary for fire regulations. The ground floor fenestration on the north elevation would replicate the windows above to reflect the internal layout following the relocation of the basement escape door. The reduction in the size of terraces on the 5th floor is also the result of fire regulations. On the west elevation, the proposed metal railings would be replaced by a brickwork wall and an additional 2m wide full height brick enclosing wall would be added to either end of the deck at levels 02 to 05. These changes are required to meet fire regulations.

Individually and cumulatively, the changes are relatively minor compared to 'the larger development' consisting of a six storey building plus basement providing office space at basement and ground and 23 self-contained flats on the ground and upper floors.

The Council's Urban Design Officer has reviewed the submission and confirmed that the changes would be considered acceptable.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. 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 its appearance, impact on streetscene, or impact on neighbouring amenity. 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 set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 12/04/2022 under reference number 2020/5633/P 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 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.