

DATED

19 March

2025

**(2) NICOLE JANE VERITY AND NADAV KANDER**

**and**

**(2) THE MAYOR AND THE BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN**

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**DEED OF VARIATION**

Relating to the Agreement dated 13<sup>th</sup> March 2024  
Between the Mayor and the Burgesses of the  
London Borough of Camden and  
Nicole Janine Verity and Nadav Kander  
under section 106 of the Town and  
Country Planning Act 1990 (as amended)  
Relating to development at premises known as  
16 Swain's Lane

London

N6 6QS

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Andrew Maughan  
Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

G:\case files\culture & env\planning\hm\s106 Agreements\ Liddell Road(DoV)  
CLS/COM/JO/ref: 657584  
DoV FINAL

THIS DEED is made on the 19<sup>th</sup> day of March 2025  
**BETWEEN**

1. **NICOLE JANINE VERITY AND NADAV KANDER** of 16 Swain's Lane, London, N6 6QS (hereinafter called "the Owner") of the first part
2. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the second part

**WHEREAS:**

- 1.1 The Council and the Owner entered into an Agreement dated 13<sup>th</sup> March 2024 pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
- 1.2 The Owner is registered at the Land Registry as the freehold proprietor with Title Absolute under title number LN51285
- 1.3 The Owner is the freehold owner of and is interested in the Property for the purposes of Section 106(9) of the Act.
- 1.4 The Council is the local planning authority for the purposes of the Act and considers it expedient in the interests of the proper planning of its area that the Development of the Property should be restricted or regulated in accordance with this Deed.
- 1.5 A new Planning Application in respect of the Property and to amend the Original Planning Permission was submitted to the Council by the Owner and validated on 1<sup>st</sup> May 2024 for which the Council resolved to grant permission conditionally under reference 2024/1696/P subject to the conclusion of this Deed.
- 1.6 This Deed of Variation is made by virtue of the Town and Country Planning Act 1990 Section 106A (as amended) and is a planning obligation for the purposes of that section.

- 1.7 Without prejudice to the terms of the other covenants contained in the Existing Agreement the parties hereto have agreed to vary the terms of the Existing Agreement as hereinafter provided.

## 2. INTERPRETATION

- 2.1 All words and phrases defined in the Existing Agreement shall have the same meaning in this Deed save where the context otherwise dictates and for the avoidance of any doubt the Existing Agreement shall remain in full force and effect save as varied by this Deed.
- 2.2 All reference in this Deed to clauses in the Existing Agreement are to clauses within the Existing Agreement.
- 2.3 Where in this Deed reference is made to a clause schedule or recital such reference (unless the context otherwise requires) is a reference to a clause schedule or recital of this Agreement.
- 2.4 Headings are for ease of reference only and are not intended to be construed as part of this Deed and shall not be construed as part of this Agreement and shall not effect the construction of this Deed.
- 2.5 Unless the context otherwise requires references to the singular shall include the plural and vice versa.
- 2.6 References in this Deed to the Owner and mortgagee shall include their successors in title.
- 2.7 In this Deed the following expression shall unless the context otherwise states have the following meaning now allocated to it.
- |                            |   |
|----------------------------|---|
| 2.8.1 "Deed"               | this Deed of Variation made pursuant to Section 106A of the Act                           |
| 2.8.2 "Existing Agreement" | the Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) dated |

13<sup>th</sup> March 2024 made between the Council and  
Nicole Janine Verity and Nadav Kander

2.8.3 "the Original Planning  
Permission"

means the planning permission granted by the Council on 13<sup>th</sup> March 2024 referenced 2023/0712/P allowing the change of use of ground floor from office to residential to create a self-contained flat; erection of 1-3 storey rear extensions with roof terraces above at 1st and 2nd floor levels; alterations to front façade at ground floor level; associated hard and soft landscaping; removal of chimney and installation of solar panels on roof as shown on drawing numbers : A.G20.E01 Rev. 12; A.G20.E02 Rev. 12; A.G20.E03 Rev. 12; A.G20.P00 Rev. 11; A.G20.P01 Rev. 12; A.G20.P02 Rev. 12; A.G20.P03 Rev. 12; A.G20.P04 Rev. 11; A.G20.P05 Rev. 3; A.G20.P06 Rev. 3; A.G20.S01 Rev. 12; A.G20.S02 Rev. 12; A.G20.S03 Rev. 6; B.G11.E01 Rev. 3; B.G11.E02 Rev. 3; B.G11.E03 Rev. 3; B.G11.P00 Rev. 5; B.G11.P01 Rev. 5; B.G11.P02 Rev. 5; B.G11.S01 Rev. 2; B.G20.E01 Rev. 7; B.G20.E02 Rev. 7; B.G20.E03 Rev. 7; B.G20.P00 Rev. 7; B.G20.P01 Rev. 7; B.G20.P02 Rev. 7; B.G20.P03 Rev. 2; B.G20.P04 Rev. 2; B.G20.S01 Rev. 7; B.G20.S02 Rev. 7; Daylight and Sunlight Report (prepared by Anstey Horne, dated January 2023); Design and Access Statement (prepared by Bere Architects, dated 31/07/2023); Embodied Carbon Calculation - Stage 2 (prepared by Energelio, dated February 2023); Heritage Report (prepared by Chilcroft Heritage Planning, dated January 2023); Planning

Statement (prepared by Allen Planning Ltd, dated February 2023).

### **3. VARIATION TO THE EXISTING AGREEMENT**

- 3.1 The following definitions contained in the Existing Agreement shall be varied as follows:

3.1.1 "Development"

variation of condition 2 (approved plans), amendments to the wording of condition 5 (external render), condition 11 (cycle parking) and wording of conditions 6 (tree protection measures), condition 7 (hard and soft landscaping) and 13 (privacy screens) of planning permission dated 13/03/2024 (ref 2023/0712/P) for change of use of ground floor from office to residential to create a self-contained flat; erection of 1-3 storey rear extensions with roof terraces above at 1st and 2nd floor levels; alterations to front facade at ground floor level; associated hard and soft landscaping; removal of chimney and installation of solar panels on roof: CHANGES INCLUDE alterations to the size and design of rooflight of the ground floor extension, alterations to the window sizes and proportions of the side and rear elevations, changes to the window system, omission of approved external insulation to the existing front elevation, retention of larger proportion of the existing ground floor fabric, amendments to the railing design of 1st and 2nd floor rear terraces, installation of cycle parking storage within the front forecourt and revisions to the location of the bin store, PV panels, new rooflight and access hatch at roof level as shown on drawing

numbers 259 EX 100; 259 EX 00; 259 EX 01; 259 EX 02; 259 EX 03; 259 EX 10; 259 EX 11; 259 EX 12; 259 EX 13; 259 EX 20; 259 EX 22; 259 EX 23; 259 PR 100; 259 PR 00 rev A; 259 PR 01 rev A; 259 PR 02 rev A; 259 PR 03; 259 PR 10; 259 PR 11 rev A; 259 PR 12 rev A; 259 PR 13 rev A; 259 PR 20 rev A; 259 PR 22 rev A; 259 PR 23 rev A; Daylight and Sunlight Report prepared by Anstey Horne dated January 2023; Embodied Carbon Calculation - Stage 2 prepared by Energelio dated February 2023; Planning Statement rev A prepared by Prewett Bizley dated October 2024.

3.1.2 "Planning Permission" the planning permission for the Development under reference number 2024/1696/P granted by the Council in the form of the draft annexed hereto

3.1.3 "Planning Application" the application for Planning Permission in respect of the Property submitted on 1<sup>st</sup> May 2024 by the Owner and given reference number 2024/1696/P.

3.2 All references in Clause 5 and Clause 6 of the Existing Agreement to "Planning Permission reference 2023/0712/P" shall be replaced with "Planning Permission reference 2024/1696/P".

3.3 In all other respects the Existing Agreement (as varied by this Deed) shall continue in full force and effect.

#### **4. COMMENCEMENT**

- 4.1 Without prejudice to the effect of Clause 3.5 in the Existing Agreement the provisions in this Deed shall take effect on the Implementation of the Planning Permission referenced 2024/1696/P.

**5 PAYMENT OF THE COUNCIL'S LEGAL COSTS**

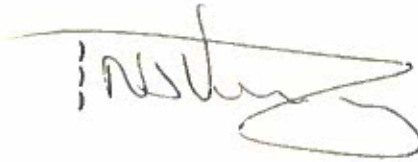
- 5.1 The Owner agrees to pay the Council (on or prior to completion of this Deed) its reasonable legal costs incurred in preparing this Deed

**6. REGISTRATION AS LOCAL LAND CHARGE**

- 6.1 This Deed shall be registered as a Local Land Charge

**IN WITNESS** whereof the Council has caused its Common Seal to be hereunto affixed and the Owner have executed this instrument as their Deed the day and year first before written

EXECUTED AS A DEED BY  
NICOLE JANINE VERITY  
in the presence of:



.....  
Witness Signature

Witness Name: ANA BRADIC

Address: 26 Brookfield Highgate West Hill NG 6AT

Occupation: Feldenkrais Practitioner

EXECUTED AS A DEED BY  
NADAV KANDER  
in the presence of:

)  
)  
)

.....  
Witness Signature

Witness Name:

Address:

Occupation:

EXECUTED AS A DEED BY  
NICOLE JANINE VERITY  
in the presence of:

)  
)  
)

.....  
Witness Signature

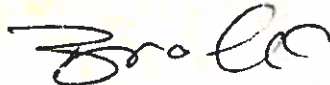
Witness Name:

Address:

Occupation:

EXECUTED AS A DEED BY  
NADAV KANDER  
in the presence of:

)  
)  
)



.....  
Witness Signature

Witness Name: ANA BRADIC

Address: 26 Brookfield Highgate West Hill NG 6AT

Occupation: Feldenkrais Practitioner

THE COMMON SEAL OF THE MAYOR )

AND BURGESSES OF THE LONDON )

BOROUGH OF CAMDEN was hereunto )

Affixed by Order:- )

*C. P. B. A.*

.....

Authorised Signatory



Application ref: 2024/1696/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 6 December 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Prewett Bizley Architects  
118a London Wall  
London  
EC2Y 5JA  
United Kingdom  
Dear Sir/Madam

## **DECISION**

### **FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**

Town and Country Planning Act 1990 (as amended)

### **DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**16 Swain's Lane**  
**London**  
**N6 6QS**

#### **Proposal:**

Variation of condition 2 (approved plans), amendments to the wording of condition 5 (external render), condition 11 (cycle parking) and wording of conditions 6 (tree protection measures), condition 7 (hard and soft landscaping) and 13 (privacy screens) of planning permission dated 13/03/2024 (ref 2023/0712/P) for change of use of ground floor from office to residential to create a self-contained flat; erection of 1-3 storey rear extensions with roof terraces above at 1st and 2nd floor levels; alterations to front facade at ground floor level; associated hard and soft landscaping; removal of chimney and installation of solar panels on roof: **CHANGES INCLUDE** alterations to the size and design of rooflight of the ground floor extension, alterations to the window sizes and proportions of the side and rear elevations, changes to the window system, omission of approved external insulation to the existing front elevation, retention of larger proportion of the existing ground floor fabric, amendments to the railing design of 1st and 2nd floor rear terraces, installation of cycle parking storage within the front forecourt and revisions to the location of the bin store, PV panels, new rooflight and access hatch at roof level.

Drawing Nos: 259 EX 100; 259 EX 00; 259 EX 01; 259 EX 02; 259 EX 03; 259 EX 10; 259 EX 11; 259 EX 12; 259 EX 13; 259 EX 20; 259 EX 22; 259 EX 23; 259 PR 100; 259 PR 00 rev A; 259 PR 01 rev A; 259 PR 02 rev A; 259 PR 03; 259 PR 10; 259 PR 11 rev A; 259 PR 12 rev A; 259 PR 13 rev A; 259 PR 20 rev A; 259 PR 22 rev A; 259 PR 23 rev A; Daylight and Sunlight Report prepared by Anstey Horne dated January 2023; Embodied Carbon Calculation - Stage 2 prepared by Energelio dated February 2023; Planning Statement rev A prepared by Prewett Bizley dated October 2024.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2023/0712/P dated 13/03/2024.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

259 EX 100; 259 EX 00; 259 EX 01; 259 EX 02; 259 EX 03; 259 EX 10; 259 EX 11; 259 EX 12; 259 EX 13; 259 EX 20; 259 EX 22; 259 EX 23; 259 PR 100; 259 PR 00 rev A; 259 PR 01 rev A; 259 PR 02 rev A; 259 PR 03; 259 PR 10; 259 PR 11 rev A; 259 PR 12 rev A; 259 PR 13 rev A; 259 PR 20 rev A; 259 PR 22 rev A; 259 PR 23 rev A; Daylight and Sunlight Report prepared by Anstey Home dated January 2023; Embodied Carbon Calculation - Stage 2 prepared by Energelio dated February 2023; Planning Statement rev A prepared by Prewett Bizley dated October 2024; Heritage Report prepared by Chilcroft Heritage Planning dated January 2023.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details of the front entrance screen at a scale of 1:10 including materials and finish;

b) Details of the front bin store at a scale of 1:10 including materials and finish.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding any indication given on the approved plans, the external render finish of the rear extension at ground, first and second floor levels hereby permitted shall be rough-cast to match the existing.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 6 The details demonstrating how trees to be retained shall be protected during construction work shall be carried out in accordance with details approved under planning reference 2024/2238/P dated 01/08/2024. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be carried out in accordance with details approved under planning reference 2024/2238/P dated 01/08/2024. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to occupation of any part of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 Prior to commencement of the relevant part of the development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 10 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building, including an overshadowing assessment, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems and a site specific lifetime maintenance strategy. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 11 The cycle parking and associated cycle storage hereby approved shall be provided in full prior to the commencement of the use hereby permitted, and shall thereafter be retained for the duration of the development.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with policy T1 of the Camden Local Plan 2017.

- 12 The ground floor flat hereby approved shall achieve a maximum internal water use of 105 litres per person per day, and 5 litres per person per day for external water use. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan.

- 13 The first floor roof terraces hereby approved shall not be used or accessed, other than for emergency egress, until the privacy screen shown on drawings 259 PR 01 rev A, 259 PR 11 rev A and 259 PR 23 rev A has been fully installed. The approved privacy screen shall thereafter be retained for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

- 14 The flat roof of the ground floor rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The original planning permission that was granted in March 2024 included the change of use of the ground floor from office to residential and remains extant until 13/03/2027. Following a change in architects a s73 application has been submitted to make minor changes to the original permission to try to minimise the expenditure of carbon and waste.

DESIGN

Roof light (ground floor rear extension):

The height, size and design of the rooflight would be revised to install a more modest rectilinear glazed lantern on the roof of the ground floor rear extension. This would reduce the overall bulk of the roof. The area of green roof would be increased as a result of this change from 12 sq. m to 29 sq. m. This is welcomed and would be considered a positive improvement to the scheme.

Windows (side and rear elevation):

The ground floor windows in the side and rear elevation are amended from the approved scheme to reduce their size, height and location and introduce glazing bars that would be similar to the design of the existing windows. The window proportions would be considered to be in keeping with the overall character and appearance of the building and would be considered acceptable. The bathroom windows at 1st and 2nd floor levels in the rear elevation would be reduced in width. This is a minor change that would not affect the character of appearance of the building and is considered acceptable.

External wall insulation:

The original permission included the insulation of the front external wall. It is now proposed to omit this from the scheme. This is due to the existence of internal insulation but would also reduce the extent of demolition works that the external insulation would require. The energy reductions are proposed to be achieved through the upgrading of the windows combined with internal wall insulation. This is considered acceptable in terms of the design of the front elevation of the building. Condition 5 of the original planning permission sought to secure the use of rough-cast external render finish to "the development" to match the existing. The wording of this condition would be revised to specify the use of rough-cast as the external render finish to be used on the elevations of the approved rear extensions at ground, first and second floor levels rather than the development as a whole.

Changes to the window system (front elevation):

The approved scheme included the replacement of the windows at first and second floor levels on the front elevation. The window system approved as part of the original scheme was Magis-40 windows. It is now proposed to install a thermally broken metal system where the depth of the windows are more slender. A sample of the window system was viewed by the Council's conservation officer on site and is considered to compliment the character and appearance of the building.

Changes to the railing design:

The approved scheme included the installation of a double row of horizontal railings to enclose the balconies on the 1st and 2nd floor. It is now proposed to increase the height of the front parapet from 700mm to 940mm and install a single rail to achieve the Building Regulation 1.1m high requirement for terrace enclosures. This change would ensure compliance with building regulations and would not harm the character or appearance of the building and is considered acceptable.

2 Bin and bike store:

The location and orientation of the bin store in the front courtyard area has been revised to now sit against the shared boundary wall with no. 14 Swain's Lane. The original permission included the installation of bike stands for 4 bikes in the front entrance lobby on the ground floor of the building which was secured by condition (11). It is now proposed to install the bike store for 4 bikes externally within the front courtyard behind the newly located bin store area. Views of the bin and bike store would be mainly screened from longer views along Swains Lane by the existing mature tree and the side brick built boundary walls. These changes would not result in any harm to the character or appearance of the streetscene or the surrounding conservation area.

Changes at roof level:

It is proposed to reduce the number of PV panels on the roof to allow safe access to all areas of the roof for maintenance purposes. It is also proposed to install a new access roof hatch and a new roof light on the main roof of the building. The hatch and rooflight, together with the PV's, would be sufficiently set away from the edges of the roof and would not have an adverse visual impact when viewed from the street.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

AMENITY:

The proposed changes to the scheme would not result in any additional overlooking to neighbouring properties and the daylight and sunlight, and sense of enclosure would remain unchanged.

TRANSPORT:

The original permission included the installation of bike stands for 4 bikes internally within the front entrance lobby on the ground floor of the building. It is now proposed to install the bike store for 4 bikes externally within the front courtyard behind the newly located bin store area. The Council's Transport officer has reviewed the plans and has confirmed that

the number of bikes as well as the details of the cycle parking and bike store are satisfactory. It would be necessary to amend the wording of the original condition (condition 11) to remove reference to the now superseded approved proposed ground floor plan. The wording of Condition 11 would secure the provision and design of the cycle parking prior to commencement of the use of the building.

#### TREES AND LANDSCAPING:

The original 2023 scheme included the installation of a green roof on the roof of the replacement single storey rear extension. The proposal would increase the area of roof covered by a green roof due to the changes to the design of the roof light. This is welcomed and the details of the green roof would continue to be secured by condition.

The submission of tree protection measures (condition 6) and hard and soft landscaping details (condition 7) were secured as part of the original permission. The details were submitted to the local planning authority under planning reference 2024/2238/P and were discharged on 01/08/2024. The wording of the conditions have therefore been changed from pre-commencement conditions to compliance conditions.

#### SUSTAINABILITY:

The original 2023 scheme included demolition of a significant part of the ground floor including all the internal walls and floor slab. The s73 application seeks to retain more of the original building fabric including the majority of the ground floor front elevation and internal walls. This is welcomed as it would help to minimise both loss of the ground floor front elevation and would optimise resource efficiency by minimising the requirement for new materials in line with policy CC1.

- 3 The original 2023 scheme included approx. 37 solar PV panels on the roof of the building. The panels were set back 0.25m from the front elevation and between 0.3m to 0.65m from the remaining sides. The proposal seeks to reduce the number of PV panels from 37 to 14 to allow a 1.25m set back from the front and rear elevation and 0.5m set in from the sides. This would ensure safe access to all the areas of the roof for maintenance purposes and minimise the potential risk of self-shading to ensure the efficiency of each panel is maintained.

An air source heat pump has been shown on the proposed ground floor plan within the front forecourt area. This has been approved under planning application ref 2024/2740/P dated 27/08/2024.

One letter of support has been received from a local resident. No further comments have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1, D2, CC1, CC2, CC3, and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

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.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Supporting Communities Directorate