

Steven Attwood
Sprunt
First Floor
20 Northdown Street
London
N1 9BG

Application Ref: **2014/1116/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

8 August 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
**Guinness Court
St Edmunds Terrace
London
NW8 7QE**

Proposal:

Variation of condition 2 (development to be carried out in accordance with approved plans) of planning permission granted 13/12/10 (2010/4850/P) for the erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 (28 private and 36 affordable) residential units (2 x 4-bedroom, 15 x 3-bedroom, 19 x 2-bedroom, and 28 x 1-bedroom) with 29 car parking spaces (19 underground and 10 surface level), 71 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site), namely changes to the design and treatment of the elevations to Block B.

Drawing Nos:

Superseded: 12308-A:-15-01 D1; 15-00 D1; 30-01 D2; 30-00 D2; 15-04 D1; 15-02 D1; 15-03 D1; 12308-B 20-00 T1;20-01 T1.

Proposed: 12308-B:-15-01 D1; 15-00 D1; 30-01 D2; 30-00 D2; 15-04 D1; 15-02 D1; 20-00 D1;20-01 D1; 15-03 D1.



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 2 of the planning permission granted on 13/12/2010 under reference number 2010/4850/P shall be replaced by the following condition:

REPLACEMENT CONDITION 2

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

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

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following plans approved under reference 2010/4850/P: 12308_02_40-D0; 41-D0; 50-D0; 051-D0; 052-D0; 100-D0; 101-D0; 102-D0; 103-D0; 104-D0; 105-D0; 106-D1; 107-D0; 200-D0; 201-D0; 202-D0; 203-D0; 204-D0; 300-D0; 301-D0; 302-D0; 303-D0; 304-D0; 305-D0; 306-D0; 600-D0; 601-D0; 602-D0; 603-D0; 604-D0; 605-D0; 606-D1; 607-D0; 608-D0; 609-D0; 610-D0; 611-D0; 612-D0; 613-D0; 614-D0; 615-D0; 616-D1; 617-D1; 618-D0; 619-D1; 620-D1; 621-D1; 622-D1; 623-D0; 624-D0; 625-D0; 626-D0; 627-D0; 628-D1; 629-D0; 630-D0; 631-D1; 632-D0; 900-D0; 901-D0; 902-D0; 903-D0; 904-D0; J38.29/01; J38.29/05; Daylight and Sunlight Report by Ramboll dated August 2010 (Project No. 7746); Plant Noise Emissions Report by Alan Saunders Associates dated 24/08/10 (Report AS5420.100824.R1); Sustainability Statement by Ramboll dated 24/08/10 (Project No. 6107746); Energy Strategy by Ramboll dated 23/08/10 (Project No. 6107746); Planning Statement by BDP dated August 2010; Statement of Community Involvement by BDP dated August 2010; Arboricultural Implications Assessment by Broad Oak Tree Consultants Ltd dated 23/08/10 (Ref: J 38.29); Transport Statement by MVA Consultancy dated August 2010 (Project No. C3A1130); Hydrology Assessment Report by RSA Geotechnics Ltd dated September 2010 (Report No. 12420COH); Geotechnical Stability Assessment Report by RSA Geotechnics Ltd dated September 2010 (Report No. 12420COS); Design & Access Statement by Sprunt dated 01/09/10 (page 46 and schedules of accommodation as amended on 09/11/10); Photomontages by Sprunt dated 01/09/10; and Report on Financial Modelling by KSA.

AND as variously superseded by plans approved under reference 2013/0505/P: SRL technical report ref: c/30533/T01/Hal dated 27.06.2013; Drainage statement form MLM (Email 07.06.2013 at 1024hrs); Email confirming retention of tree T17 (Email 27.06.2013 at 1229hrs); Sustainability Statement by Darren Evans dated May 2013; 3245-BS-E003-A; 3245-BS-E004-A; 3245-BS-S004-B; 12308-A-30-00-D2; Correspondence form Galliford Try dated 03 Dec 2013; 12308-A-30-01-D2; 12308-A: 15-05-C2; 15-01-C2; 15-04-C2; 15-00-C4; 15-02-C2; 20-00-C2; 20-02-C2; 20-01-C1; 15-03-C2; 15-02-P4; 15-00-P4; 15-01-P4; 15-03-P4; 12308: 02-052-D0; 02-51-D0; 12308: 95-08-C1; 90-07-T2; 90-01-T5; 90-07-T2; Design and Access Statement by Guinness Trust dated November 2010; 12308-A: 15-05-D1; 15-01-D1; 15-04-D1; 15-00-D1; 15-06-D1; 15-02-D1; 15-03-D1.

AND as variously superseded by plans approved under reference 2014/1116/P: 12308-B:-15-01 D1; 15-00 D1; 30-01 D2; 30-00 D2; 15-04 D1; 15-02 D1; 20-00 D1; 20-01 D1; 15-03 D1.

Informative(s):

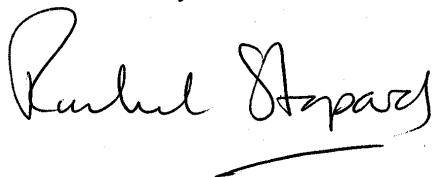
- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment