

Application Ref: **2015/1311/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

2 April 2015

Miss Audrey Knox
Sprunt
Sprunt
20 Northdown Street
London
N1 8BG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
**Guinness Court
St Edmund's Terrace
London
NW8 7QE**

Proposal: Removal of condition 22 (internal layouts) of planning permission granted 13/12/2010 for 'erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 residential units, following demolition of all existing buildings on site' (ref: 2010/4850/P).

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reason for granting permission

Planning permission was granted 13/12/2010 for erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 residential units, following demolition of all existing buildings on site (ref: 2010/4850/P). Condition 22 of this permission required the following: Notwithstanding, the indicative internal layout of the individual residential units shown on the main floorplans hereby approved (drawing numbers: 12308_02_101D0 to 105-D0 and 106-D1) the internal layout of



each residential units shall be constructed in full accordance with the individual internal layout plans (drawing numbers: 600-D0 to 605-D0; 606-D1; 607-D0-to 615-D0; 616-D1to 617-D1; 618D0; 619-D1-622-D1; 623-D0-627-D0; 628-D1; 629-D0-630D0; 631-D1; and 632D0). The reason for the condition was to ensure that the development provides accommodation which is built to lifetime homes standards and for a minimum of 10% to be suitable for wheelchair users in accordance with the requirements of policy CS6 of the London Borough of Camden LDF Core Strategy (2010) and DP6 of the London Borough of Camden LDF Development Policies (2010).

A subsequent application has been approved to alter the internal layouts of both blocks (ref: 2013/0505/P). Therefore the individual internal layout plans have been superceded and condition 22 is no longer relevant or appropriate. It is noted that the detailed layout of the flats in relation to lifetime homes and wheelchair housing has been found to be acceptable during the assessment of the minor material amendment application granted 30/04/2014 (ref: 2013/0505/P). Therefore it would not materially affect the implementation of the decision to remove condition 22 of the original permission as proposed.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP6, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.15 of the London Plan; and paragraphs 14, 17, 56-66 and of the National Planning Policy Framework.

- 2 You are advised that this decision relates only to the removal of condition 22 and shall only be read in the context of the substantive permission granted on 13/12/2010 under reference number 2010/4850/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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



Ed Watson
Director of Culture & Environment

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