

Mr Nick Panayiotou  
Koupparis Associates  
95 Kentish Town Road  
London  
NW1 8NY

Application Ref: **2014/7825/P**  
Please ask for: **Olivier Nelson**  
Telephone: 020 7974 **5142**

18 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**78 Camden High Street**  
**London**  
**NW1 0LT**

Proposal: Alterations to height of existing building, height of new building to achieve better workable headroom. A new skylight introduced to improve natural light to living room and cantilevering of steel structure on new building granted under reference 2014/3469/P dated 29/09/14.

Drawing Nos: 14-126-10-B, 14-126-11-A, 14-126-12-A, 14-126-13-A, 14-126-14-A, 14-126-15--A, 14-126-16-A, 14-126-17-A, 14-126-36.

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2014/3469/P shall be replaced with the following condition:

Condition 3:

The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan, Design & Access Statement, Lifetimes



Homes Statement, 14-126-01, 14-126-02, 14-126-03, 14-126-04, 14-126-05, 14-126-06, 14-126-07, 14-126-08, 14-126-09, 14-126-10-B, 14-126-11-A, 14-126-12-A, 14-126-13-A, 14-126-14-A, 14-126-15--A, 14-126-16-A, 14-126-17-A, 14-126-36.

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

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 Reasons for granting permission.

The proposal involves alterations to the height of the existing building as well as the height of the new building. This is to improve headroom in the buildings which will make it more suitable for the proposed dwellings. The alterations would result in an increase in height from 11.7m to 12.4m of the original building; this is due to some internal floor height changes on the first, second and third floor level. The internal layouts of some of the residential units, corridors and stairs have been altered at all levels in comparison with the approved scheme. The mono-pitch rooflight proposed on would slope below the window on the side elevation. The parapet to the front plane is higher; the actual roof behind the parapet is to be kept lower than the window so that there would be minimal impact. The proposed amendments to the height of the building are considered to be minor and would not alter the appearance of the building significantly nor would they give rise to overlooking.

The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 29/09/2014 under reference number 2014/3469/P. In the context of the permitted scheme, it is considered that the amendments would not be materially different from the approved development.

2 You are advised that this decision relates only to the changes highlighted on the plans, namely the changes to the height of the existing and new buildings, new skylight, cantilevering of steel structure of the new building, and shall only be read in the context of the substantive permission granted on 29/09/2014 under reference number 2014/3469/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

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