

Miss Jenny Fleming
Clive Sall Architecture
2 Providence Yard
Ezra Street
London
E2 7RJApplication Ref: **2015/2681/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

22 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
74 Queens Crescent
London
NW5 4EB

Proposal: Alterations to ground floor elevations on Queen's Crescent and Bassett Street, including design of shopfronts, design and materials of doors, and colour of painted finish, in relation to planning permission granted on 16/07/2013 under reference 2013/0863/P for redevelopment of site to provide 3 storey plus basement building comprising ground floor retail unit and flats above.

Drawing Nos: Superseded drawings: 131 Rev P4; 310 Rev G; 313

Drawings for approval: 131 Rev T1; 312 Rev T2; 314

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 16/07/2013 under reference number 2013/0863/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- Site Location Plan Que-PR-1; Ex-2B; Ex-3B; Ex-5B; 312 Rev T2; 314; 130 Rev D; 131 Rev T1; 132 Rev C; 133 Rev C; 134 Rev C ; 135; Design and Access Statement by Clive Sall Architecture Ltd dated 19th February 2014; Lifetime Homes Standards Provision; Energy Statement by Peter Pendleton & Associates Ltd; Statement of Community Involvement by Peter Pendleton & Associates Ltd dated 10th October 2012; Basement Impact Assessment by Michael Alexander Consulting Engineers dated February 2013; Structural Report by E P Davies C.Eng, M.I.Struct.E, MRICS; Code for Sustainable Homes Pre-Assessment by Senator Energy Services Ltd

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 non-material amendment.

The amendment relates to alterations to both the Queen's Crescent and Bassett Street elevations. The design of the approved shopfront is amended to include mullions to the shop windows on both elevations, the stallrisers are raised and the fascias enlarged. The shop entrance door changes from a double door to a single door with glass sidelights. A rainwater down pipe on the Queens Crescent elevation is removed. The residential entrance door on Bassett Street changes from glass to wood, and the bin store door changes from a rendered finish to a painted timber finish. The rendered finish of the ground floor has been changed from white to grey.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 05/06/14 under reference 2013/8119/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact for nearby occupiers.

From a design perspective, the subdivision of the shopfront windows and the raising of the stallrisers are an improvement on the approved scheme. The changes to the doors and fascia are relatively minor, and within the context of the approved original scheme. The change of colour of the ground floor would be similar to other shopfronts in the frontage. The appropriateness of the design changes are formally assessed in an associated application for approval of details (2015/1510/P).

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 16/07/2013 under reference number 2013/0863/P]and is bound by all the conditions 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment

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