Camden

Scott Paulley
Zanara Projects Ltd
3 Wellington Place
Milton Keynes
Buckinghamshire
MK3 5NA

Application Ref: **2014/7084/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

2 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
3 Hampshire Street
London
NW5 2TE

Proposal: Erection of new external porch next to lift on block B, as an amendment to planning permission reference 2012/0097/P dated 03/03/12 for- Amendment to planning permission dated 03/09/2010 (ref. 2010/1872/P) (for demolition of building and replacement by a new 3 storey block comprising Class B1 business unit, refuse and cycle stores, residential entrance on ground floor and 7 x Class C3 self-contained flats in 2 separate blocks on 1st and 2nd floors with gardens and balconies), involving erection of 3rd floor to northeastern block to provide one self-contained flat and installation of 2 external lifts to both blocks.

 Drawing Nos:
 Superseded plans- 101-P7, 202-P8;
 Approved plans- 016/GA/207, 208

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

For the purposes of this decision, condition no.21 of planning permission 2012/0097/P shall be replaced with the following condition:

Director of Culture & Environment
Ed Watson

REPLACEMENT CONDITION 21
The development hereby permitted shall be carried out in accordance with the following approved plans-
Design and Access Statement 31.3.10, Energy Statement 30.3.10, Arboricultural Implications Report 7.4.10, Code For Sustainable Homes Pre-Assessment 13.5.10, BREEAM Offices Pre-Assessment 13.5.10 (all as approved by previous planning permission dated 3.9.10 ref 2010/1872/P); Proposed plans- 100 P6, 102 P7, 200 P7, 201 P12, 203 P7, 204 P9, 205 P6, 210-D, 211-C; 016/GA/207, 208; letter dated 14.12.2011 from dsa engineering; letter dated 12.12.2011 from Mike Sindic; Lifetime homes standards sheet.

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

Informative(s):

1   Reasons for granting permission

      The proposed amendment, namely the installation of a porch at the entrance to the upper floor flats adjoining the external lift shaft, is considered to be of an appropriate unobtrusive size and design; given its location on the enclosed rear elevation and its minor nature, it would not significantly alter the appearance of the building nor harm the amenity of any adjoining residential occupiers.

      The full impact of the scheme has already been assessed by virtue of the previous approval granted on 3.3.12 under reference 2012/0097/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2   You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 3.3.12 under reference 2012/0097/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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