

Natalie Davies
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AYApplication Ref: **2015/5042/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

15 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Land at
Hawley Road and Torbay Street
London
NW1**

Proposal: Alterations (namely insertion of double doors and associated relocation of signal box to beneath fire escape staircase on west elevation and raising of parapet height on Hawley Road side of west elevation by 175mm) to details of reserved matters of access, appearance, landscaping, layout and scale for a one form entry primary school and nursery approved 15/01/15 reference 2014/2712/P.

Drawing Nos:

Superseded drawings:

12160_P_(00)_100; 12160_P_(00)_102; 12160_P_(00)_300; 12160_P_(00)_302;

Approved drawings:

12160_P_(00)_100 Rev P01; 12160_P_(00)_102 Rev P01; 12160_P_(00)_300 Rev P01; 12160_P_(00)_302 rev P01

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 1 of the planning permission granted on 15/01/2015 under reference number 2014/2712/P shall be replaced by the following condition:

REPLACEMENT CONDITION 1

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

12160_P_(00)_100 Rev P01; 12160_P_(00)_101; 12160_P_(00)_102 Rev P01; 12160_P_(00)_103; 12160_P_(00)_300 Rev P01; 12160_P_(00)_301; 12160_P_(00)_302 rev P01; 12160_P_(00)_303; 12160_P_(00)_500; D2146_L.100; D2146_L.101; D2146_L.102; D2146_L.103; D2146_L.104; F752.TS.101; TF752.TS.200; Design and Access Statement by AHMM (April 2014); Planning Statement by Gerald Eve LLP (April 2014); Energy Statement by Waterman (April 2014); BREEAM Pre-Assessment by Waterman (September 2013); Air Quality Report prepared by Waterman (April 2014); Landscape Design Statement (including the Arboricultural Report) prepared by Fabrik (April 2014); Transport Statement prepared by Arup (8 April 2014).

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

Informative(s):

- 1 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 15/01/2015 under reference number 2014/2712/P and is bound by all the conditions attached to that permission.
- 2 The proposed amendments at roof level, including raising the parapet by 175mm, are not considered material as there would not be a significant increase in height or bulk. Given the small scale of the increase in height, there will be no material impact on amenity or the overall appearance of the scheme.

The proposed amendments to move the signal box are not considered material as they will not affect the overall appearance of the scheme. The box will only be used by Network Rail staff and the outward opening of the doors would not cause undue obstruction to the public highway.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 15/01/2015 under reference number 2014/2712/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development.

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

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