

Miss Mairead Murphy
CgMs Ltd
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Application Ref: **2015/4264/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

20 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
Hawley Mews
London
NW1 8BF

Proposal:
Variation of condition 2 (approved plans) and 4 (lifetime homes) of planning permission 2013/3794/P dated 04/06/2014 for redevelopment of former car park to provide three no. two bedroom mews houses.
Drawing Nos: Superseded Plan: 5358/P1.02
Revised Plan: 5358/P1.02A

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 2013/3794/P granted on 04/06/2014 shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the



following approved plans: Site location plan, 5358/P1.01, 5358/P1.02A, 5358/P1.03A, 5358/P1.04, 5358/P1.05, 5358/P1.21A, 5358/P1.22A, 5358/P1.24, 5358/P1.25 and JKK7874_01A; Design and Access Statement by Goldcrest Architects (June 2013); Borehole records by RPS (Ref: HLEI_24550); Construction Management Plan (dated May 2013); Breif Report on reduced ground floor level by Chamberlin Consulting LLP (dated 17 June 2013); Daylight and sunlight report by GVA Schatunowski Brooks (Ref: KW10/LJ11, dated 8 May 2013); Ecology Appraisal (Ref: 13-SO26-004v1, dated May 2013); Combined Phase 1 and Phase II Environmental Risk Assessment (Ref: HLEL24450/001R, dated April 2013); Planning Statement (dated June 2013); Sustainability Assessment (Ref: 13-SO26-001v1, dated 6 May 2013)

- Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 For the purposes of this decision, condition no 4 of planning permission 2013/3794/P granted on 04/06/2014 shall be replaced with the following condition.

All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed changes to the approved design of the previous permission allowed at appeal would result in a minimal change when viewed from the surrounding environment. The insertion of additional glazing adjacent to the front doors would not harm the overall design given the minimal glazing area. The alteration to the upper floor projecting window creates a greater articulation on the north east elevation, with a smaller window at ground floor level also proposed to be removed. The alterations to the gradient of the roof slope on both elevations are acceptable when viewed against the original design proposal.

The proposed variation of the lifetime homes condition 4 would not materially deviate from the reasons stated for granting of the parent permission as set out in the original planning permission (ref 2013/3974/P) granted on 04/06/2015. The reworded condition would still ensure that satisfactory accessibility measures can be implemented on site and support the changing needs of potential occupiers.

One objection has been received and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS6 of the London Borough of Camden Local Development Framework Core

Strategy, and policies DP26, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5 and 3.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 47-55 and 56-68 of the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 You are advised that this decision notice must be read in conjunction with the permission issued on 4th June 2014 for application 2013/3794/P

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment