

CBRE Limited
Henrietta House
Henrietta Place
London
W1G 0NBApplication Ref: **2015/6214/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

7 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
79 Camden Road
London
NW1 9ES

Proposal: Amendments to the scheme including entrance doors to Block A, external door to Block F at fifth floor level, terrace area at Block E sixth floor level, windows in Block E and F, cladding to substation at ground floor level, and balustrade details to areas in Blocks B, C, E and F as approved under planning permission 2013/7646/P dated 15/05/2014 and as revised by permission (2014/7826/P) dated 08/04/2015.

Drawing Nos: (4998-20-) 102 Rev R; 107 Rev S; 108 Rev S; 119 Rev S; 120 Rev S; 123 Rev N.

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 24 of planning permission 2013/7646/P dated 15/05/2014 shall be replaced with the following condition:

REPLACEMENT CONDITION 24

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

(4998-00-) 001; 002; 003; 004; 005; 006; 007; 011; 012; 013; 014; 015; 016; (4998-20-) 101 Rev H; 102 Rev N; 103 Rev G; 104 Rev G; 105 Rev G; 106 Rev G; 107 Rev I; 108 Rev G; 109 Rev D; 119 Rev H; 120 Rev J; 121 Rev D; 122 Rev E; 123 Rev B; 130; 131; 132; 133; 901A; (LN00332-)100; 200; 201; 202.

AND as superseded by plans approved under reference 2015/6214/P:

(4998-20-) 102 Rev R; 107 Rev S; 108 Rev S; 119 Rev S; 120 Rev S; 123 Rev N.

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 The full impact of the proposed development has already been assessed by virtue of the original approval granted on 15/05/2014 reference 2013/7646/P and as revised on 08/04/2015 reference 2014/7826/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 on nearby occupiers.

1 - The proposal includes the introduction of an internal door to align with the rear of the substation at ground floor level. This will not be appreciable from public views and is therefore considered non-material.

2 - An external door is added to Unit F161 at the fifth floor level of Block F and the façade has been moved slightly to accommodate the opening. This will have a minimal visual impact and is considered non-material.

3 - An external space is proposed to become a terrace. An access door is proposed to replace the existing window and a new glass balustrade is proposed. The choice of glazing for the balustrade is considered sufficiently lightweight to ensure that the visual impact of the proposal is kept to a minimum. It is not considered that there will be any material impact on the amenity of nearby residential occupiers.

4 - The disabled car parking space has been reconfigured in order to allow for a 2m wide emergency access to the substation at all times in accordance with the United Kingdom Power Networks (UKPN) requirements. It is considered that due to the site constraints, the proposal is considered acceptable as the parking space will still be accessible whilst still allowing the UKPN to access the substation when necessary.

5 - A window is removed at sixth floor level to Block F. This is considered acceptable.

6 - A window is removed and replaced with a door at fifth floor level to Block E to access the existing terrace area. This is considered acceptable.

7 - A window is proposed to be widened to align with the door below at sixth floor level to Block E. This is considered acceptable and will have a minimal visual impact.

8 - The cladding of the substation is proposed to be replaced by masonry in place of the existing metal cladding. This is considered an acceptable design which relates to the choice of materials on the upper floors.

9 - The balustrade detail to Blocks B, C, E, and has been amended to reduce the amount of solid metal cladding to expose the feature metalwork behind. This is considered an acceptable design alteration.

It is not considered that the amendments would have any material effect on the approved development.

- 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 15/05/2014 under reference 2013/7646/P and as revised under planning reference 2014/7826/P dated 08/04/2015 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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