

Mr Anthony Brogan
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5 Bolton Street
London
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Application Ref: **2015/6946/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

14 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
6-10 Cambridge Terrace and 1-2 Chester Gate
London
NW1 4JL

Proposal: Alterations to internal layout and reconfiguration of residential units to 'change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3) including excavation of basement and alterations at roof level' approved under planning reference 2009/3041/P dated 07/09/2010.

Drawing Nos: 639-2.001B; 639-2.002-C; 639-2.003-B; 639-2.004-B; 639-2.005-C; 639-2.006-B; 639-2.007-B; 639-2.008B; 639-3.001-C; 639-3.002-B; 639-3.005-B; 639-3.006-B; 639-4.001-A; 639-4.002-A; 639-4.003-A; 639-4.004-A

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

The development hereby permitted shall be carried out in accordance with the following approved plans: 639-2.001B; 639-2.002-C; 639-2.003-B; 639-2.004-B; 639-2.005-C; 639-2.006-B; 639-2.007-B; 639-2.008B; 639-3.001-C; 639-3.002-B; 639-3.005-B; 639-3.006-B; 639-4.001-A; 639-4.002-A; 639-4.003-A; 639-4.004-A.

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



Informative(s):

1 Reasons for granting permission

Whilst there are a large number of proposed changes to the approved scheme, the individual changes are all considered to be relatively minor in nature. The key change is the re-configuration of the dwellings to create 1 no. 9+ bedroom dwelling, 1 no. 6-bedroom dwelling and 1 no. 3-bedroom dwelling instead of the previously approved 1 no. 9+ bedroom dwellings and 2 no. 3-bedroom dwellings. However, insofar as the proposal would still create 3 no. large dwellings, this change does not conflict with the development plan policies; cause a need for new or altered planning conditions; or exacerbate any concerns which may have been raised by third parties at the original planning application stage.

There would be limited changes to the external appearance of the building, especially as viewed in the public realm. The alterations at the fourth floor level would not be discernible from street level (i.e. the omission of the roof garden and associated overhead sliding rooflight and its replacement with smaller rooflights). The reduction in the size of the lift overrun is welcomed in aesthetic terms.

Whilst the internal layout would be altered, there would be no changes to the approved fenestration. As such, there would be no detrimental impact on neighbour amenity.

The full impact of the scheme has already been assessed by virtue of the previous approval dated 07/09/2010 under reference number 2009/3041/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development. 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.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP1, DP2, DP16, DP17, DP18, DP19, DP24, DP25, DP26, DP27 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 3.3, 6.19, 6.10, 6.13, 7.4, 7.6 and 7.8 of the London Plan 2015; and the

provisions of paragraphs 14, 17, 47-66 and 126-141 of the National Planning Policy Framework 2012.

- 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 07/09/2010 under reference number 2009/3041/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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