

Mr Nick Panayiotou
Koupparis Associates
95 Kentish Town Road
London
NW1 8NY

Application Ref: **2015/5903/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

19 February 2016

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:
78 Camden High Street
London
NW1 0LT

Proposal:

Variation of planning permission dated 29 September 2014 for the creation of a secure entrance courtyard, the relocation of bicycle store and the provision of terraces for the two upper maisonettes.

Drawing Nos: Site location plan; Design & Access Statement, 14-126-10G; 14-126-12E; 14-126-14E; 14-126-15C; 14-126-16C; 14-126-17D; 14-126-60; 14-126-62; 14-126-64; 14-126-65; 14-126-66; 14-126-67; 14-126-301 B; 14-126-302; & 14-126-303.

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 2014/3469/P shall be replaced with the following condition:



REPLACEMENT CONDITION 3

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

Site location plan; Design & Access Statement, Lifetimes Homes Statement, 14-126-01; 14-126-02; 14-126-03; 14-126-04; 14-126-05; 14-126-06; 14-126-07; 14-126-08; 14-126-09; 14-126-10G; 14-126-11; 14-126-12E; 14-126-13; 14-126-14E; 14-126-15C; 14-126-16C; 14-126-17D; 14-126-60; 14-126-62; 14-126-64; 14-126-65; 14-126-66; 14-126-67; 14-126-301 B; 14-126-302; & 14-126-303.

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

- 2 The use of the roofs as terraces shall not commence until the screens, as shown on the approved drawings, have been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed amendments, namely the creation of a secure entrance courtyard, the relocation of the bicycle store and the provision of terraces for the two upper maisonettes is not considered to alter the concept of the previously approved scheme. Given the location and nature of the proposed amendments, the change would not significantly alter the appearance of the building. The full impact of the scheme has already been assessed by virtue of the previous approval granted on 29/09/2014 under ref: 2014/3469/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden

Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

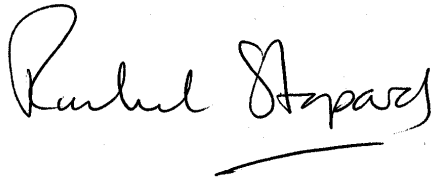
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment