

Mr Tom Sykes
Burd Haward Architects
United House
North Road
London
N7 9DP

Application Ref: **2016/0405/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

5 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Sites adjacent to 9 Lambale Street/Lambale Street Pram Sheds/Barrington Close Boiler House & Garages
London
NW5**

Proposal: Removal of condition 12 (Code for Sustainable Homes Assessment) on planning permission 2014/4193/P dated 31/03/2015 for Development of 5 new residential units on 3 sites in Lambale Street and Barrington Close comprising 2 x 4 bed houses and 3 x 3 bed houses.

Drawing Nos: Cover Letter from Burd Haward Architects dated 25 January 2016, Ingleton Wood Design Stage Energy Strategy Report dated 30/11/15, N13 Sanitary Appliances/Fittings 1381 Barrington/Lambale Specification, Water Efficiency Calculator Site 1, Water Efficiency Calculator Site 2, Water Efficiency Calculator Site 3.1, Water Efficiency Calculator Sites 3.2 and 3.3

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 Reasons for granting approval:



The condition requires the submission of a Code for Sustainable Homes assessment to ensure the residential accommodation achieves a Code Level 4, in accordance with the legislation which was current at the time of the decision being issued. Since the issuing of the planning permission the Government have withdrawn Code for Sustainable Homes requirements and incorporated them into Building Regulations.

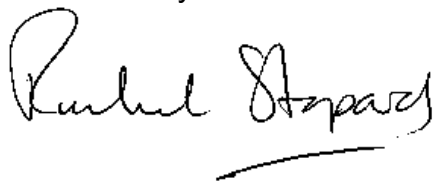
It is considered that the removal of this condition will not materially affect the sustainability of the accommodation provided as many of the measures of the Code for Sustainable Homes Level 4 will be incorporated in the developed design and remain in place in respect of energy and CO2 emissions, water and health and wellbeing. The removal of the condition will relieve the applicant from the requirement of undertaking and submitting the assessment; however the sustainability measures would still be secured via building regulations. It is therefore considered that the removal of the condition would not materially change the design and nature of 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. The full impact of the proposed scheme has already been assessed by virtue of the previous permission granted on 31 March 2015 under reference number 2014/4139/P.

- 2 You are advised that this decision relates only to the removal of condition 12 and shall only be read in the context of the substantive permission granted on 31 March 2016 under reference number 2014/4193/P and is bound by all the conditions 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



Rachel Stopard
Director of Supporting Communities

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