

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

Application Ref: **2015/2850/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)

Variation or Removal of Condition(s) Granted

Address:

**Adjacent to 9 Lamble Street/Lamble Street Pram Sheds/Barrington Close Boiler
House & Garages
London
NW5**

Proposal:

Variation of condition 2 (approved plans) of planning permission 2014/4193/P dated 31/03/2015 (for the development of 5 new residential units on 3 sites in Lamble Street and Barrington Close comprising 2 x 4 bed houses and 3 x 3 bed houses) namely, amendments to the fenestration on sites 1, 2 & 3; swapping of balcony floors on site 3; enclosure of roof terrace and increase in height of dwellinghouse at site 2.

Drawing Nos:

Superseded Plans: 1381_P32_C, 1381_P30_C, 1381_P21_C, 1381_P20_C,
1381_P10_C.

Revised Plans: 1381_P32_E, 1381_P30_E, 1381_P21_E, 1381_P20_E, 1381_P10_E.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 Condition 2 of planning permission granted on 31/03/2015 under reference number 2014/4193/P shall be replaced by the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 1381_P32_E; 1381_P3_A; 1381_P30_E; 1381_P21_E; 1381_P20_E; 1381_P10_E; 1381_P00_C; 1381/E01_C; 1381_P40_C; 1381_SK14; 1381_SK15; CGI Site 1; CGI Site 2; CGI Site 3; Design and Access Statement by BHA dated June 2014; Energy Strategy Report by Ingleton Wood dated 01/04/2014; Code for Sustainable Homes pre-assessment dated 02/08/2014; Soil Investigation Report by Landmark dated 09/10/2013; Drainage Report by Chelmer Drainfix Ltd dated 04/11/2013; Daylight/Sunlight report by Waterslade dated March 2014 and updated May 2015; Acoustic Report by Shaun Murkett Consultants dated 07/11/2014; Arboricultural Report by Simon Pryce dated 03/09/2013 and Survey drawings by BHA dated 23/03/2012.

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

Informative(s):

- 1 Reasons for granting permission-

On site 1 at the corner of Lambie Street, minor changes to the fenestration of the dwellinghouse are proposed which include a slight reduction in the width of windows on the northern and southern elevations. This very minor amendment is considered to be acceptable in terms of design, given that it will expose more of the brickwork at the corners of the dwellinghouse, allowing the building to be more grounded at these points. There will be no detrimental impact on neighbour amenity as the amount of glazing will be reduced and the separation distance between neighbouring properties will not change.

On site 2 at Lambie Street former Pram Sheds, the change incorporates the 'squaring off' of the roof terrace area for use as a bedroom. This amendment will facilitate an improved internal configuration as all of the living space can be confined to the ground floor level with the bedrooms and bathrooms on first and second floor levels. The proposal will continue to include a large terrace at second floor level and the green roof will now be placed on the roof of the dwellinghouse. Consequently, the building will be 390mm higher due to the depth required for the green roof.

In terms of design, the proposal will be visible from the surrounding flats but the impact will not be overly noticeable, given that the nearest windows at 24 Lambie Street serve non-habitable rooms. The minor changes in design and height will have no detrimental impact on the proportions of the host building and setting of the adjoining buildings and on the character of the area. The submitted daylight/sunlight report confirms that there will be no further impact on neighbour amenity in terms of daylight or sunlight as a result of the proposal.

On site 3 at Barrington/Lamble Boiler House, changes are proposed to the fenestration on the front elevation at first floor level along with the swapping of the balcony from third to second floor level associated with Unit 3. The proposed amendments are very minor and will not harm the overall design of the building. Additionally, there will be no detrimental impact on neighbour amenity as there are no windows which face the development at this point.

No objections were received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4 and 7.6 of the London Plan 2016; and Paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

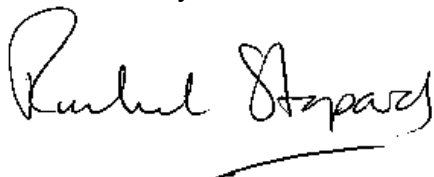
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and obligations where applicable as attached to the previous planning permission 2014/4193/P. This includes condition 1 providing for a 3 year time period for completion which for the avoidance of doubt commences with the date of the original decision 31/03/2015 and not this variation.
- 3 You are reminded that there are conditions relating to the original permission 2014/4193/P granted on 31/3/2015 which require details to be submitted in order to be discharged.

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



Rachel Stopard
Director of Supporting Communities