

Chris Beard
DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/4599/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

28 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
102 Camley Street
London
NW1 0PF

Proposal: Amendments to create an additional canopy to residential entrance and structural alterations to south eastern boundary wall granted under reference 2014/4381/P, dated 30/03/15 (for demolition of existing warehouse building and redevelopment for a mixed use building comprising employment floorspace, 154 residential flats, public ramp access to Regents Canal towpath, and associated landscaping and other works)

Drawing Nos: Superseded plans: 14007_ZZ_A_(05)202_RevD;
14007_ZZ_A_(05)203_RevE; 14007_00_A_(05)102_RevD
Approved plans: 14007_ZZ_A_(05)202_RevE; 14007_ZZ_A_(05)203_RevF;
14007_00_A_(05)102_RevE

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. 2 of planning permission 2014/4381/P, dated 30/03/2015, shall be replaced with the following condition

REPLACEMENT CONDITION 2

The development hereby approved shall be carried out in accordance with the approved plans.

Proposed: (prefix A-P-) 000, 010, 011, 012, 013, 500, 501, 502, 503, 504, Area Schedule 4.2-Schd-01 rev L, Unit Schedule 4.2-Schd-02 rev F; Landscape drawings (prefix 157-) L01 rev B, L03 rev A, L04, L05, L07; 14007_11_A_(05)113_RevC, 14007_12_A_(05)114_RevC, 14007_B1_A_(05)101_RevD, 14007_102_D_(05)112_RevC, 14007_ZZ_A_(05)200_RevD, 14007_ZZ_A_(05)201_RevE, 14007_ZZ_A_(05)202_RevE, 14007_ZZ_A_(05)203_RevF, 14007_ZZ_A_(05)204_RevD, 14007_ZZ_A_(05)300_RevE, 14007_ZZ_A_(05)301_RevD, 14007_ZZ_A_(05)302_RevD, 14007_00_A_(05)102_RevE, 14007_01_A_(05)103 Rev D, 14007_01_A_(05)104 Rev D, 14007_01_A_(05)105 Rev D, 14007_01_A_(05)106 Rev D, 14007_01_A_(05)107 Rev D, 14007_06_A_(05)108_RevC, 14007_07_A_(05)109_RevC, 14007_08_A_(05)110_RevC, and 14007_09_A_(05)111_RevC.

Supporting docs: Covering letter by DP9 dated 30 June 2014, Planning Statement by DP9 dated July 2014, Gateway Sites - Employment Spaces Overview by Shaw Corporation dated June 2014, Design and Access Statement by Glenn Howells dated July 2014, Design and Access Statement Addendum on Lifetime Homes, Townscape Heritage and Visual Impact Assessment by KM Heritage dated June 2014, Verified Views by AVR London dated June 2014, Transport Assessment by TTP dated June 2014, Travel Plan by TTP dated June 2014, Ecological Assessment by Aspect dated June 2014, Ecological Assessment Addendum by Aspect dated September 2014, Sustainability Statement by McBains Cooper dated June 2014, Energy Strategy by McBains Cooper revised August 2014, Arboricultural summary report by Aspect Arboriculture dated June 2014, Wind Microclimate Assessment by RWDI dated June 2014, Daylight and Sunlight Report by GVA dated June 2014, Noise and Vibration Report by Sandy Brown dated February 2014, Air Quality Assessment by Arup dated June 2014, Geotechnical Desk Study by Arup dated June 2014, Construction Methodology by Arup dated June 2014, Basement Impact Assessment by Arup dated June 2014, Statement of Community Involvement by Your Shout dated June 2014, Affordable Housing Viability Appraisal by Shaw Corporation dated June 2014 (Confidential); covering letter dated 19 November 2015.

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 proposal to create an additional canopy to the residential entrance results from

the need to comply with Lifetime Homes Requirements, to provide adequate weather protection. The proposed canopy would be of simple design and it is not considered that it would detract from the character and appearance of the host building.

The proposed structural alterations to the south-eastern boundary wall are necessary to achieve the structural requirements for the retaining wall adjacent to the railway line. The proposal would result in the loss of a recessed area in the building adjacent to the canal, which served no purpose.

The alteration is considered to be beneficial in terms of safety and security for passers-by. Whilst there would be a small loss of publicly accessible space, the space in question is directly adjacent to the building, the other side of a seating area by the canal, and the proposal would not impact on the main area of new public open space to the east of the building.

The proposed changes do 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.

The full impact of the scheme has already been assessed by virtue of the previous approval reference 2014/4381/P, dated 30/03/15. 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.

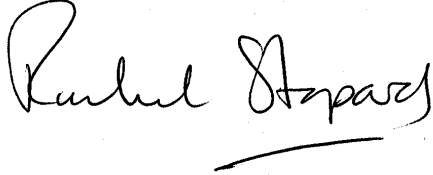
Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the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

The proposed development is in general accordance with Policies CS1, CS2, CS4, CS5, CS6, CS8, CS10, CS11, CS13, CS14, CS15, CS17, CS18 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP1, DP2, DP3, DP5, DP6, DP13, DP15, DP16, DP17, DP18, DP20, DP21, DP22, DP23, DP24, DP25, DP26, DP27, DP28, DP29, DP31 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

- 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 30/03/2015 under reference 2014/4381/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

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

Rachel Stopard
Executive Director Supporting Communities

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.