

Mr Anthony Brogan
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/5891/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

10 November 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: Internal reconfiguration of flats and external alterations including new rooflights to mansard, moving building services equipment to existing vaults and reduction in lift overrun, as amendments 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, as modified by applications 2015/1340/P dated 23/11/2015 and 2015/6946/P dated 14/01/2016

Drawing Nos:

Revised plans: 639-2.001C; 639-2.002E; 639-2.003D; 639-2.004D; 639-2.005E; 639-2.006D; 639-2.007E; 639-2.008D; 639-2.009A; 639-3.007B; 639-4.001C; 639-4.002C; 639-4.003B; 639-4.004B; 639-2.009A; 639-3.007B

Superseded Plans: 639-2.001B; 639-2.002D; 639-2.003C; 639-2.004C; 639-2.005D; 639-2.006C; 639-2.007D; 639-2.008B; 639-4.001A; 639-4.002A; 639-4.003A; 639-4.004A

The Council has considered your application and decided the proposals are non material amendments.

Condition and Reasons:



- 1 For the purposes of this decision, Condition No. 8 of planning permission 2009/3041/P, dated 07/09/2010 (as amended by 2015/1778/P dated 10/04/2015, 2015/1340/P dated 23/11/2015 and 2015/6946/P dated 14/01/2016) shall be replaced with the following condition:

REPLACEMENT CONDITION 8

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

639-1.001; 639-2.920; 639-2.001C; 639-2.002E; 639-2.003D; 639-2.004D; 639-2.005E; 639-2.006D; 639-2.007E; 639-2.008D; 639-2.009A; 639-3.001C; 639-3.002B; 639-3.005B; 639-3.006B; 639-3.007B; 639-4.001C; 639-4.002C; 639-4.003B; 639-4.004B

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 Reasons for granting permission

This application seeks to make changes to planning permission 2009/3041/P, dated 07/09/2010, which has been amended by permissions 2015/1340/P, dated 23/11/2015 and 2015/6946/P, dated 14/01/2016. Whilst there are a 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 1x 16-bed, 1x 7-bed and 1x 3-bed, instead of the most recently approved 1x 9-bed, 1x 6-bed, 1x 3-bed dwellings (application reference 2015/6946/P). 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.

The proposed internal changes are considered to be acceptable and would not compromise the special interest, character and appearance of the grade I listed buildings. The external changes are relatively limited in number and relate only to the lower ground floor level and roof level. The proposed lower ground floor window below the main entrance at Nos. 9-10 Cambridge Terrace would not be visible in the street scene and neither would the vent slots to the vaults, which is acceptable.

At roof level, an approved rooflight at No. 10 Cambridge Terrace would be omitted and a new sliding rooflight would be inserted at No. 9. The upstand of the new rooflight would not be seen in long-range views of the roof from Regents Park. The reduction in size of the lift overrun is welcomed. The proposed roof lantern

above the staircase, by virtue of its position, is unlikely to be visible, except in long-range views. Nevertheless, it is considered to be in keeping with the character of the host building.

The full impact of the scheme has already been assessed by virtue of the original approval, dated 07/09/2010, under planning reference number 2009/3041/P. The cumulative impact of the consolidated changes from additional permissions 2015/1340/P and 2015/6946/P has also been considered as part of this assessment. In the context of the permitted scheme, it is considered that these additional 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.

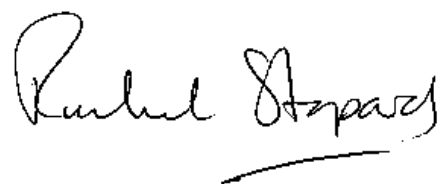
Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform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

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 (as amended) 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities

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