

Mr Alessio Cuozzo
JAA
38-50 Pritchards Road
Studio Six
E2 8LQ

Application Ref: **2016/3276/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

11 October 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:
Guinness Court
St. Edmund's Terrace
London
NW8 7QE

Proposal:

Variation of Condition 2 (approved plans) of planning permission 2010/4850/P granted 13/12/2010 (for erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 residential units with 29 car parking spaces, 71 cycle parking spaces, and associated landscaping following demolition of all existing buildings on site), namely to relocate 12 cycle spaces from Block A to proposed cycle store to (south east corner) entrance of site.

Drawing Nos: Superseded Documents: 901_RevB

Revised Plans: 910

Additional Plans: 905; 906_RevC; 907_RevB;

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 purpose of this decision, condition 2 of planning permission 2010/4850/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2:

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

12308_02_40-D0; 41-D0; 50-D0; 051-D0; 052-D0; 100-D0; 910; 102-D0; 103-D0; 104-D0; 105-D0; 106-D1; 107-D0; 200-D0; 201-D0; 202-D0; 203-D0; 204-D0; 300-D0; 301-D0; 302-D0; 303-D0; 304-D0; 305-D0; 306-D0; 600-D0; 601-D0; 602-D0; 603-D0; 604-D0; 605-D0; 606-D1; 607-D0; 608-D0; 609-D0; 610-D0; 611-D0; 612-D0; 613-D0; 614-D0; 615-D0; 616-D1; 617-D1; 618-D0; 619-D1; 620-D1; 621-D1; 622-D1; 623-D0; 624-D0; 625-D0; 626-D0; 627-D0; 628-D1; 629-D0; 630-D0; 631-D1; 632-D0; 900-D0; 901-D0; 902-D0; 903-D0; 904-D0; J38.29/01; J38.29/05; 001_RevB; 002_RevC; 900_RevA; 905; 906_RevC; 907_RevB Planning Statement dated 16 March 2016.

Informative(s):

- 1 Reasons for granting permission:

The proposed amendments are considered to be acceptable, and do not detract from the approved scheme. The amendments involve the relocation of 12x cycle spaces from Block A to the south-eastern corner of the site. The numerical amount of cycle space will not decrease as a result of the amendment and the overall cycle parking spaces across the scheme will not be affected.

In the initially approved scheme (2010/4850/P), the 12x spaces concerned were located in the private residential section of Block A. The area will not be converted into a porter's lodge and office and a postal room which is considered appropriate for the site for reasons of safety and security.

The relocated cycle spaces will provide more accessibility with users, with larger clearance space and an overall greater storage floorspace. The cycle storage facility will be constructed of a brick base with timber cladding enclosed with a flat roof and will contain 6x Sheffield cycle stands.

The new cycle storage is considered sufficient and will not cause adverse implications upon the highway, transport or manoeuvring of vehicles.

Notwithstanding, the full impact of the proposed development has already been assessed by virtue of the previous approval granted 13/12/2010 under reference number 2010/4850/P. In the context of the scheme, it is considered that the amendments would have a minor material effect on the approved development.

No comments were received on the proposal. The planning history of the applicant site and relevant appeal decisions were taken into account when coming to this

decision.

As such, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP18, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

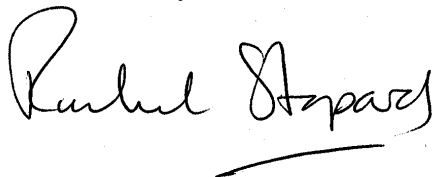
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 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.

Rachel Stopard
Executive Director Supporting Communities