

Miss Jenny Fleming
JAA
Studio Six
38-50 Pritchards Road
London
E2 9AP

Application Ref: **2016/2974/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) and variation of Condition 3 (refuse) and Condition 4 (recycling) of planning permission 2010/4850/P granted 13/12/2010 (Erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 (28 private and 36 affordable) residential units (2 x 4-bedroom, 15 x 3-bedroom, 19 x 2-bedroom, and 28 x 1-bedroom) with 29 car parking spaces (19 underground and 10 surface level), 71 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site)

Drawing Nos: Superseded Documents: 12308_02_101 D0

Revised Plans: 901_RevB

Additional Plans: 001_RevB; 002_RevC; 900_RevA; Planning Statement dated 16 March 2016



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; 901_RevB; 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; Planning Statement dated 16 March 2016

- 2 For the purpose of this decision, condition 3 of Planning Permission 2010/4850/P granted 13/12/2010 shall be replaced with the following condition

REPLACEMENT CONDITION 3:

The refuse and recycling storage facilities in relation to Block A as shown on the drawing nos: 901_RevB; 001_RevB; 002_RevC hereby approved shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy (2010) and DP26 of the London Borough of Camden LDF Development Policies (2010).

- 3 For the purpose of this decision, condition 4 of planning permission 2010/4850/P granted 13/12/2010 shall be replaced with the following condition:

REPLACEMENT CONDITION 4:

The refuse and recycling storage facilities in relation to Block B as shown on drawing nos: 901_RevB; 001_RevB; 002_RevC hereby approved shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy (2010) and DP26 of the London Borough of Camden LDF Development Policies (2010).

Informative(s):

1 Reasons for granting variation of condition:

The proposed amendments are considered to be acceptable, and do not detract from the approved scheme. The amendments involve the creation of a separate refuse and recycling store in the centre of the residential development and a smaller store at the south-eastern end. This results in easier refuse and recycling collection by the Council while mitigating current sanitation concerns.

In the originally approved scheme (2010/4850/P), the refuse store is located at the south-western end of the development where it is currently. In addition, makeshift refuse areas have been created. These concerns from local residents have been highlighted previously via enquiries and planning enforcement complaints.

The new stores will be constructed of brick posts with slatted timber and aluminium frames which are considered appropriate for the location and will conceal the contents from public view. The amendments will still retain an adequate amount of landscaping within the development. It is also considered the new refuse storage will not cause an adverse impact upon the highway, transport and parking or the manouvering of refuse collection 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.

Two objections and one comment has been received prior to making this decision which was duly noted. The planning history of the applicant site and relevant appeal decisions were taken into account when coming to this decision.

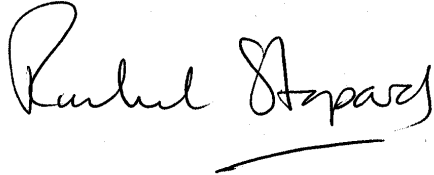
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant conditions of the previous planning permission is subject otherwise to the same terms, drawings conditions (and obligations where applicable) as attached to the previous planning permission This includes condition 1 for providing for a 3 year time period for implementations 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 the name.

Rachel Stopard
Executive Director Supporting Communities