

Mr John Rowe-Parr
John Rowe-Parr Architects
161 Rosebery Avenue
London
EC1R 4QX

Application Ref: **2016/5929/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

19 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
108 St Pancras Way
London
NW1 9NB

Proposal: Non material amendment to planning permission ref 2013/1570/P, for the erection of two storey rear extension and excavation to create a rear basement level extension, and associated external alterations to shopfront and fenestration of dwelling house (Class C3).

Drawing Nos: Replacement - Plan No.: L11.748.10

Drawing Nos: Superseded: Plan No. L11.748.06 Rev P2

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 For the purposes of this decision, Condition 3 of planning permission 2013/1570/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the



following approved plans: L11.748.01 Rev P2; L11.748.02 Rev P2; L11.748.03 Rev P2; L11.748.04 Rev P2; L11.748.05 Rev P2; L11.748.07 Rev P2; L11.748.08 Rev P2; L11.748.09 Rev P; L11.741.10 Rev P2; L11.748.11 Rev P2; L11.748.13 Rev P2; L11.748.10; Planning Statement by Anthony Keen dated January 2012; Basement Impact Assessment by Conisbee Ref 120247/HH dated 05/04/2012; Planning Statement by Anthony Keen dated January 2012.

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.

Informatives:

- 1 The proposal involves the relocation of a walk on rooflight located in the rear garden to give light into a basement area below. The proposed location is approximately 300mm further away from the boundary wall and approximately half the size of the previously approved rooflight. The location of the relocated walk on rooflight is also seen in the discharge of hard and soft landscaping details under planning Ref: 2016/4694/P. Due to the fact that it is a walk on rooflight, it is not considered to have a high upstand and therefore not considered harmful to character or appearance of the Jeffery's Street Conservation Area, nor the setting of the listed building.

The amendments do not alter the development significantly from what was described within planning permission 2013/1570/P and do not conflict with any conditions of the permission. Furthermore, the amendments do not change the use nor do they introduce a new use within the development. There is no increase in overall floorspace within the proposed development.

The proposed amendments would not result in any increase to the overall bulk and massing that would raise amenity or townscape impacts. The alterations proposed would not increase the impact of the development on neighbouring occupiers by way of overlooking, loss of light, sense of enclosure or noise.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the setting of the listed building. 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 s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development

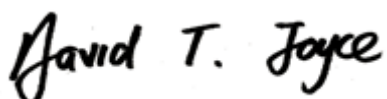
also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

In the context of the permitted scheme (ref. 2013/1570/P), it is considered that the proposed amendments are minor and constitute a non-material amendment to the development. The amendments raise no land use issues, significant townscape, amenity, transport or environmental impacts.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 03/09/2013 under reference number 2013/1570/P and is bound by all the conditions and obligations (as amended by this application) 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



David Joyce
Executive Director Supporting Communities

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