

Mr. Adrian Miles  
Avanti Architects  
361-373 City Road  
London  
EC1V 1AS

Application Ref: **2016/1889/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

21 December 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Grant of Non Material Amendments to planning permission

Address:  
**Tybalds Estate**  
**New North Street**  
**London**  
**WC1N 3PH**

Proposal: Amendments to planning permission dated 13.5.14 ref 2013/1014/P (for Mixed use development to provide 93 mixed tenure residential units, alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities, etc), namely to allow various minor changes throughout estate to fenestration, facade elevations, cladding, materials, rooflights, entrances, landscape, refuse stores, terraces, etc.

Drawing Nos:

Superseded plans-

12026-PL-02-GA-301; 12026-PL-02-GA-302; 12026-PL-02-GA-303; 12026-PL-02-GA-304; 12026-PL-03-GA-301; 12026-PL-04-GA-301; 12026-PL-04-GA-302; 12026-PL-04-GA-303; 12026-PL-04-GA-304; 12026-PL-5A-GA-301; 12026-PL-5A-GA-302; 12026-PL-5A-GA-303; 12026-PL-5A-GA-304; 12026-PL-5B-GA-301; 12026-PL-5B-GA-302; 12026-PL-5B-GA-303; 12026-PL-5B-GA-304; 12026-PL-6A-GA-301; 12026-PL-6A-GA-302; 12026-PL-6A-GA-303; 12026-PL-6A-GA-304; 12026-PL-02-EL-201; 12026-PL-02-EL-202 12026-PL-03-EL-201; 12026-PL-04-EL-201; 12026-PL-5A-EL-201; 12026-PL-5B-EL-201; 12026-PL-6A-EL-201; Z1 030; Z1 031; Z1 032; Z1 033; Z1 035; Z1 036; Z1 037; Z1 050; Z1 051 A; Z1 052; Z1 054; Z1 055; Z1 070; Z2 P01 030; Z2 P01 031; Z2 032; Z2



033; Z2 034; Z2 050; Z2 051; Z2 P01 052; Z2 053; Z2 P01 054; Z2 070; Z2 071; Z3 031; Z3 032; Z3 033; Z3 034; Z3 035; Z3 036; Z3 050; Z3 051.

Approved plans-

0677\_LL434-400-0002\_A,

A186-A-Z1-(01)-120, A186-A-Z1-(01)-130, A186-A-Z1-(01)-131 (Rev D), A186-A-Z1-(01)-132 (Rev C), A186-A-Z1-(01)-133 (Rev C), A186-A-Z1-(01)-134 (Rev B), A186-A-Z1-(01)-150 (Rev C), A186-A-Z1-(01)-151 (Rev C), A186-A-Z1-(01)-170 (Rev B), A186-A-Z1-(01)-130 (Rev D), A186-A-Z1-(01)-131 (Rev C), A186-A-Z1-(01)-132 (Rev C), A186-A-Z1-(01)-133 (Rev C), A186-A-Z1-(01)-134 (Rev D), A186-A-Z2-(01)-150 (Rev C), A186-A-Z2-(01)-151 (Rev C), A186-A-Z2-(01)-152 (Rev C), A186-A-Z2-(01)-153 (Rev C), A186-A-Z2-(01)-154 (Rev C), A186-A-Z2-(01)-170 (Rev B), A186-A-Z2-(01)-171 (Rev B),

1211\_Z1-131-REV C, 1211\_Z1-132-REV C, 1211\_Z1-135-REV C, 1211\_Z1-136-REV C, 1211\_Z1-151-REV C, 1211\_Z1-152-REV C, 1211\_Z1-154-REV C, 1211\_Z1-155-REV C, 1211\_Z1-752-REV A, 1211\_Z3-131-REV C, 1211\_Z3-132-REV C, 1211\_Z3-133-REV C, 1211\_Z3-135-REV C, 1211\_Z3-136-REV C, 1211\_Z3-137-REV C, 1211\_Z3-150-REV D, 1211\_Z3-151-REV D, 1211\_Z3-751-REV C,

12026-T-02-GA-00-01-I, 12026-T-02-GA-00-02-H, 12026-T-02-GA-01-01-H, 12026-T-02-GA-01-02-H, 12026-T-02-GA-02-01-H, 12026-T-02-GA-02-02-H, 12026-T-02-GA-03-01-H, 12026-T-02-GA-03-02-H, 12026-T-02-GA-04-01-H, 12026-T-02-GA-04-02-H, 12026-T-03-GA-00-H, 12026-T-03-GA-01-H, 12026-T-04-GA-00-01-H, 12026-T-04-GA-01-01-I, 12026-T-04-GA-02-01-H, 12026-T-04-GA-03-01-I, 12026-T-04-GA-03-02-G, 12026-T-04-GA-04-01-H, 12026-T-04-GA-04-02-H, 12026-T-5A-GA-00-01-H, 12026-T-5A-GA-00-02-H, 12026-T-5A-GA-01-01-H, 12026-T-5A-GA-01-02-J, 12026-T-5A-GA-02-01-H, 12026-T-5A-GA-02-02-K, 12026-T-5A-GA-03-01-H, 12026-T-5A-GA-03-02-K, 12026-T-5A-GA-04-01-H, 12026-T-5A-GA-04-02-H, 12026-T-5B-GA-00-H, 12026-T-5B-GA-01-H, 12026-T-5B-GA-02-H, 12026-T-5B-GA-03-H, 12026-T-5B-GA-04-H, 12026-T-06-GA-00-01-I, 12026-T-06-GA-00-02-H, 12026-T-06-GA-01-01-I, 12026-T-06-GA-01-02-G, 12026-T-06-GA-02-01-H, 12026-T-06-GA-02-02-G, 12026-T-06-GA-03-01-H, 12026-T-06-GA-03-02-H, 12026-T-06-GA-04-01-H, 12026-T-06-GA-04-02-H, 12026-T-02-EL-01-E, 12026-T-02-EL-02-D, 12026-T-02-EL-03-E, 12026-T-02-EL-04-D, 12026-T-03-EL-01-E, 12026-T-03-EL-02-E, 12026-T-04-EL-01-E, 12026-T-04-EL-02-D, 12026-T-04-EL-03-D, 12026-T-5A-EL-01-F, 12026-T-5A-EL-02-D, 12026-T-5A-EL-03-G, 12026-T-5B-EL-01-E, 12026-T-5B-EL-02-D, 12026-T-5B-EL-03-E, 12026-T-06-EL-01-E, 12026-T-06-EL-02-D, 12026-T-06-EL-03-E, 12026-T-SK-51, 12026-T-SK-52A.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission ref 2013/1014/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 2**

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

5357/4.1/ 001 (Site Location Plan); 12026-PL-00-DM-101; 12026-PL-00-DM-102; 12026-PL-00-GA-101; 12026-PL-00-GA-102; 12026-PL-00-GA-103; 12026-PL-0A-GA-201; 12026-PL-0A-GA-202; 12026-PL-0A-GA-203; 12026-PL-0A-GA-204;

12026-PL-0A-GA-205; 12026-PL-0B-GA-201; 12026-PL-0B-GA-202; 12026-PL-0B-GA-203; 12026-PL-0B-GA-204; 12026-PL-0B-GA-205; 12026-PL-00-SE-001; 12026-PL-00-SE-002; 12026-PL-02-EL-203; 12026-PL-02-EL-204; 12026-PL-02-EL-205; 12026-PL-04-EL-202; 12026-PL-02-ELX-201; 12026-PL-02-ELX-202; 12026-PL-03-ELX-201; 12026-PL-04-ELX-201; 12026-PL-5A-ELX-201; 2026-PL-5B-ELX-201; 12026-PL-6A-ELX-201; 12026-PL-00-SK-001; 12026-PL-00-SK-002; 000; 001; 002; 010; 011; 012; 013, 040; 041; 042; 043; 050; 051; 052; 053; A186- Z1 020; Z1 034 A; Z1 053; Z1 080; Z2 080; Z3 030; Z3 070; Z3 080; LL434-100-001; LL434-100-002; LL434-100-003; LL434-100-004; LL434-100-005; LL434-100-006; LL434-100-007; LL434-100-011; LL434-100-012; LL434-100-013; LL434-100-021; LL434-100-022; LL434-100-023; LL434-100-031; LL434-100-051; LL434-100-052; LL434-100-061; LL434-100-071; LL434-100-072; LL434-100-073; LL434-100-075; LL434-100-081; LL434-100-085; LL434-100-091; LL434-100-092; LL434-100-093; LL434-100-094; LL434-100-095; LL434-100-101; 10907-T129-D2; 10907-T130-D1, 0677\_LL434-400-0002\_A, A186-A-Z1-(01)-120, A186-A-Z1-(01)-130, A186-A-Z1-(01)-131 (Rev D), A186-A-Z1-(01)-132 (Rev C), A186-A-Z1-(01)-133 (Rev C), A186-A-Z1-(01)-134 (Rev B), A186-A-Z1-(01)-150 (Rev C), A186-A-Z1-(01)-151 (Rev C), A186-A-Z1-(01)-170 (Rev B), A186-A-Z1-(01)-130 (Rev D), A186-A-Z1-(01)-131 (Rev C), A186-A-Z1-(01)-132 (Rev C), A186-A-Z1-(01)-133 (Rev C), A186-A-Z1-(01)-134 (Rev D), A186-A-Z2-(01)-150 (Rev C), A186-A-Z2-(01)-151 (Rev C), A186-A-Z2-(01)-152 (Rev C), A186-A-Z2-(01)-153 (Rev C), A186-A-Z2-(01)-154 (Rev C), A186-A-Z2-(01)-170 (Rev B), A186-A-Z2-(01)-171 (Rev B), 1211\_Z1-131-REV C, 1211\_Z1-132-REV C, 1211\_Z1-135-REV C, 1211\_Z1-136-REV C, 1211\_Z1-151-REV C, 1211\_Z1-152-REV C, 1211\_Z1-154-REV C, 1211\_Z1-155-REV C, 1211\_Z1-752-REV A, 1211\_Z3-131-REV C, 1211\_Z3-132-REV C, 1211\_Z3-133-REV C, 1211\_Z3-135-REV C, 1211\_Z3-136-REV C, 1211\_Z3-137-REV C, 1211\_Z3-150-REV D, 1211\_Z3-151-REV D, 1211\_Z3-751-REV C, 12026-T-02-GA-00-01-I, 12026-T-02-GA-00-02-H, 12026-T-02-GA-01-01-H, 12026-T-02-GA-01-02-H, 12026-T-02-GA-02-01-H, 12026-T-02-GA-02-02-H, 12026-T-02-GA-03-01-H, 12026-T-02-GA-03-02-H, 12026-T-02-GA-04-01-H, 12026-T-02-GA-04-02-H, 12026-T-03-GA-00-H, 12026-T-03-GA-01-H, 12026-T-04-GA-00-01-H, 12026-T-04-GA-01-01-I, 12026-T-04-GA-02-01-H, 12026-T-04-GA-03-01-I, 12026-T-04-GA-03-02-G, 12026-T-04-GA-04-01-H, 12026-T-04-GA-04-02-H, 12026-T-5A-GA-00-01-H, 12026-T-5A-GA-00-02-H, 12026-T-5A-GA-01-01-H, 12026-T-5A-GA-01-02-J, 12026-T-5A-GA-02-01-H, 12026-T-5A-GA-02-02-K, 12026-T-5A-GA-03-01-H, 12026-T-5A-GA-03-02-K, 12026-T-5A-GA-04-01-H, 12026-T-5A-GA-04-02-H, 12026-T-5B-GA-00-H, 12026-T-5B-GA-01-H, 12026-T-5B-GA-02-H, 12026-T-5B-GA-03-H, 12026-T-5B-GA-04-H, 12026-T-06-GA-00-01-I, 12026-T-06-GA-00-02-H, 12026-T-06-GA-01-01-I, 12026-T-06-GA-01-02-G, 12026-T-06-GA-02-01-H, 12026-T-06-GA-02-02-G, 12026-T-06-GA-03-01-H, 12026-T-06-GA-03-02-H, 12026-T-06-GA-04-01-H, 12026-T-06-GA-04-02-H, 12026-T-02-EL-01-E, 12026-T-02-EL-02-D, 12026-T-02-EL-03-E, 12026-T-02-EL-04-D, 12026-T-03-EL-01-E, 12026-T-03-EL-02-E, 12026-T-04-EL-01-E, 12026-T-04-EL-02-D, 12026-T-04-EL-03-D, 12026-T-5A-EL-01-F, 12026-T-5A-EL-02-D, 12026-T-5A-EL-03-G, 12026-T-5B-EL-01-E, 12026-T-5B-EL-02-D, 12026-T-5B-EL-03-E, 12026-T-06-EL-01-E, 12026-T-06-EL-02-D, 12026-T-06-EL-03-E, 12026-T-SK-51, 12026-T-SK-52A.

SD1 (volume 1): Planning, Design and Access Statement prepared by Tibbalds

Planning and Urban Design, Avanti Architects, Duggan Morris Architects, Mae Architects and Camlins Landscape Architects; SD2: Archaeological Statement prepared by CgMS (February 2013); SD3: Heritage statement prepared by Tibbalds Planning and Urban Design (February 2013); SD4 Air Quality Assessment prepared by Campbell Reith (12/02/2013); SD5 Biodiversity Survey and Report prepared by Middlemarch Environmental (11/02/2013); SD6 Energy Statement prepared by TGA and Tibbalds Planning and Urban Design (February 2013); SD7 Sustainability Statement (including CfSH pre-assessment) prepared by TGA and Tibbalds Planning and Urban Design (February 2013); SD8 Flood Risk Assessment prepared by Campbell Reith (12/02/2013); SD9 Land Quality Statement prepared by Campbell Reith (11/02/2013); SD10 Sunlight and Daylight Assessment prepared by Rights of Light Surveyors (dated 18th February); SD11 Ambient Noise Assessment prepared by Campbell Reith (11/02/2013); SD12 Transport Assessment prepared by Campbell Reith (11/02/2013); SD13 Tree Survey prepared by Middlemarch Environmental Ltd (11/02/2013); SD14 Arboricultural Statement prepared by Middlemarch Environmental Ltd (11/02/2013); SD15 Outline Construction and Environmental Management Plan prepared by Campbell Reith (11/02/2013); SD16 Basement Impact Assessment prepared by Campbell Reith (January 2013); SD17 Pre-Application Consultation Statement prepared by Tibbalds Planning and London Borough of Camden (February 2013); Additional Landscaping Information by Camlins (dated 24th May 2013); Initial Bat Survey by Middlemarch Environmental Ltd (May 2013); Letter from Right of Light Consulting (29th May 2013)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission.

The various minor variations relate to the entire estate and are the result of working up the scheme in more detail to meet client and technical requirements and layout reconfigurations. They involve minor alterations to the fenestration; new doors and openings; entrances; rooflights; balconies and privacy screens; parapets and balustrades; extract flues and vents; materials to elements of extensions and cladding panels; refuse store and landscaping details. The variations are all very minor in the context of the whole scheme, both overall for the whole estate and separately for the individual blocks. They do not alter the essential design concept of the façades, the bulk and layout of the blocks, nor the estate external layout and character.

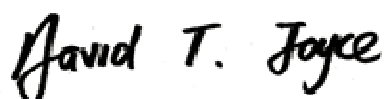
The full impact of the scheme has already been assessed by virtue of the previous planning permission dated 13.5.14 ref 2013/1014/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. 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.

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 13.5.14 ref 2013/1014/P and is bound by all the conditions and obligations if necessary 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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities

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