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Application Ref: **2016/6126/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

11 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
39-45 Kentish Town Road
London
NW1

Proposal: Alterations to brick detail, extract plant, rooflights and railings of six-storey mixed use development approved under 2015/1937/P dated 29/09/2015.

Drawing Nos: Drawing nos. superseded:
EP_(00)_ 1260 P01, EP_(00)_ 2000 P02.

Proposed:
EP_(00)_ 1260 P02, EP_(00)_ 2000 P031

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 purposes of this decision, condition no.2 of planning permission 2015/1937/P dated 29/09/2015 shall be replaced with the following condition:

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



following approved plans:

Approved plans:

EP_(00)_ 1000 P01, EP_(00)_ 1190 P01, EP_(00)_ 1200 P01, EP_(00)_ 1210 P01, EP_(00)_ 1220 P01, EP_(00)_ 1230 P01, EP_(00)_ 1240 P01, EP_(00)_ 1250 P02, EP_(00)_ 1260 P02, EP_(00)_ 2000 P03, EP_(00)_ 3000 P01, TF752/TS/101, Sketch numbers SK034, SK035, SK036.

Approved documents:

Town Planning Statement prepared by Gerald Eve (March 2015), Transport Statement prepared by Arup (30 March 2015), Sustainability Statement prepared by Hoare Lea (30th March 2015), Statement of Community Involvement prepared by London Communications Agency (March 2015), Geotechnical and Geoenvironmental Interpretative Report - Revision 2 prepared by CGL (March 2015), Energy Strategy prepared by Hoare Lea Rev B (30th March 2015), Drainage Philosophy Statement Rev 3 prepared by Walsh Associates (25/03/2015), Internal Daylight and Sunlight Report prepared by Daylight + Solar Design (March 26, 2015), Daylight and Sunlight Report prepared by GIA (24th March 2015), Basement Impact Assessment Revision 2 prepared by CGL (March 2015), A Written Scheme of Investigation for a programme of Archaeological mitigation during the Camden Lock Village redevelopment, Air Quality Assessment prepared by Waterman (March 2015), Acoustic Strategy for Planning prepared by Hoare Lea, Access Statement for Planning prepared by Arup (30 March 2015), Counterfactual Study prepared by AHMM (30th March 2015), Design and Access Statement prepared by AHMM (March 2015), Financial Viability Report prepared by Gerald Eve (March 2015) (due to commercial sensitivity this report is confidential).

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 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 29/09/2015 granted under reference number 2015/1937/P and is bound by all the conditions and obligations attached to that permission.
- 2 Reasons for granting permission.

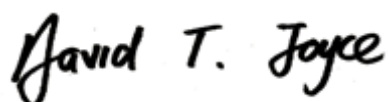
The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 29/09/2015 under reference number 2015/1937/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact for nearby occupiers.

It is proposed to reduce the detail of the ground floor window header, change from stack bond brick to stretcher bond coursing on the south-west and eastern elevations, reduce the brick infill panels at ground floor level on the south elevation, and raise the window cills by 400mm at ground floor level on the south-west

elevation, a rooflight is omitted and a new smoke vent/extract plant is proposed at roof level. These proposals are considered to have limited visual impact on the overall appearance of the development and are they not considered to have any material impact on the amenity of adjoining occupiers. Officers consider that the proposed ventilation equipment on the roof will not have any further adverse impact on the amenities of any future or adjoining residential occupiers.

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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