

Mr Aaron Thompson
Marek Wojciechowski Architects
66-68 Margaret Street
London
W1W 8SR

Application Ref: **2017/0007/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

20 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
20-21 King's Mews
London
WC1N 2JB

Proposal: Omission of planter trough at rear of new residential building approved under planning permission reference 2016/1093/P, dated 21/11/2016 (for erection of 3 storey plus basement building to provide 7x self-contained residential units following the demolition of the existing 2 storey garage building)

Drawing Nos: Revised plans:
P_01 Rev J; P_02 Rev F; P_07 Rev E; P_09 Rev H; P_10 Rev G; L15/284/12-505 Rev
T1/A; D_09 Rev C; D_10 Rev B.

Superseded plans:
P_01 Rev. H; P_02 Rev. E; D_09 Rev. B; D_10 Rev. A; P_07 Rev. D; P_09 Rev. J; P_10
Rev. F.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



1 REPLACEMENT CONDITION 2

For the purposes of this decision, Condition No. 2 of planning permission 2016/1093/P, dated 21/11/2016, shall be replaced with the following condition:

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

Site Location Plan at 1:1250; P_01 Rev J; P_02 Rev F; P_07 Rev E; P_09 Rev H; P_10 Rev G; L15/284/12-505 Rev T1/A; D_09 Rev C; D_10 Rev B; P_03 Rev. D; P_04 Rev. C; P_05 Rev. C; D_06 Rev. B; D_08 Rev. B; D_11 Rev. B; D_12 Rev. B; P_13 Rev. G; P_06 Rev. H; P_08 Rev. C; P_11 Rev. D; P_12 Rev. E; L15/284/12-500 Rev P1; L15/284/12-501 Rev P5; Planning Statement by Montagu Evans (dated February 2016); Design & Access Statement Rev. E; Daylight and Sunlight Report by GVA (dated September 2016); An Historic Desk-Based Assessment by Pre-Construct Archaeology (dated February 2016); Planning Compliance Review by KP Acoustics (dated 16/02/2016); Condition Report by TCL Chartered Surveyors); Energy & Sustainability Statement by Cundall (dated 17/02/2016); Employment Land Supporting Statement (dated February 2016); Market analysis letter from Farebrother (dated 29/02/2016); Heritage Statement by AHP (dated June 2016); Basement Impact Assessment Rev B; BIA Groundwater supplement (dated April 2016); Basement and Ground Floor Slab Design Structural Calculations (dated April 2016)

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.

Informative(s):

1 Reasons for granting

This application seeks to make changes to planning permission 2016/1093/P, dated 21/11/2016. It is proposed to omit the planter trough at the rear of the replacement building, and replace it with a levelled terrace.

The proposed change would have minimal impact on the character and appearance of the building, as the sunken terrace would not be visible in the public realm.

It is not considered that the proposed amendments would have any material effect on the approved development. The proposed changes would not conflict with any development plan policies or guidance and there would be no conflict with any other conditions attached to the permission.

The full impact of the scheme has already been assessed by virtue of the original approval, dated 21/11/2016, under planning reference number 2016/1093/P. In the context of the approved scheme, it is considered that the changes are relatively

minor and can therefore be regarded as a non-material variation of the approved scheme.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

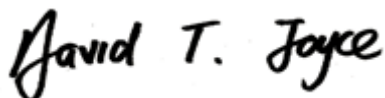
Special regard has been attached to the desirability of preserving the nearby listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS3, CS5, CS6, CS8, CS10 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP3, DP5, DP6, DP13, DP16, DP17, DP18, DP19, DP22, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 21/11/2016 under reference number 20161093/P and is bound by all the conditions and obligations 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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