



Therefore, the non-material amendment seeks approval to amend the plans referred to within the revised condition 2 attached to the planning decision notice 2016/1973/P, which is re-provided below:

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

Existing

696-EXGA00-P1, 696-EXGA01/02-P1, 696-EXGA03-P1, 696-EXGA04-P1, 696-EXGA05-P1, 696_GS01-Ex, 696_GS02-Ex, 696_GS03-Ex, 696-EXGE01-P1, 696-EXGE02-P1.

Proposed

696-GALG-OptB-P2, 696-GA00-OptB-P3, 696-GS06-P1, 249/PD/208, 249/PD/209 C, 249/PD/201, 249/PD/202, 249/PD/203, 249/PD/204 C, 249/PD/205, 249/PD/207, 249/PD/210, 249/PD/211, 249/PD/212 C, 249/PD/214, 249/PD/120.

For the avoidance of doubt, the proposed changes to the approved drawings are identified below:

Original Drawing Reference	Revised Drawing Reference	Plan Title
249/PD/209 C	249/PD/209 D	Proposed Rear Elevation
249/PD/205 B	249/PD/205 C	Proposed Third & Fourth Floor Plan
249/PD/207 B	249/PD/207 C	Proposed Roof Plan
249/PD/211 B	249/PD/211 C	Proposed Section B-B

The following documents are submitted in support of this application:

- Signed and Dated application forms;
- Revised Drawings;
- Amended Drawings Comparison Document; and



b) Proposed development

The non-material amendment seeks to allow the inclusion of a low profile roof light at the rear of No. 63 Charlotte Street.

The proposal represents a non-material amendment to the scheme designed to increase natural light into the fourth floor apartment and improve the quality of the accommodation to be provided.



c) Planning Policy

The extant planning application was considered acceptable against the adopted Development Plan for Camden. This comprises Camden's Core Strategy (2010) and Development Policies (2010). Each of these documents are retained as part of the local tier of the development plan and remain unchanged from the date of the extant permission (24th May 2016).

On 24 June 2016 the Council submitted the Camden Local Plan and supporting documents to the Secretary of State for Communities and Local Government for independent examination. The Plan can therefore be a consideration when the Council assesses planning applications, although it can only be given limited weight. The emerging policy therefore cannot be considered significant or sufficient to alter the policy context of the determination of the planning application.

Whilst there is an emerging update to the Camden Local Plan, this is not afforded significant weight in the determination of planning applications and should not outweigh the adopted development plan with which the extant permission was determined. In any event, the proposals remain in accordance with emerging policy.

In the context of the application proposals, the extant planning application was considered acceptable against the adopted Development Plan for Camden Council. The emerging Local Plan has not significantly altered the policy context of the approved application. Therefore, given the scale of the proposed amendment to the approved scheme and the lack of significant change to the development plan, the application remains acceptable against those policies of the development identified attached to the extant planning permission.

d) Planning Assessment

The roof light and its location has emerged as part of the detailed design process. The position is well concealed on the rear side of 63 Charlotte Street, away from anything but aerial views. The roof light has therefore been sensitively designed and located to limit impact on, and preserve the character and appearance of, the conservation area.

The above proposed non-material amendment proposes no additional floorspace and is purely a function of the detailed design process. The rooflight proposed enhances the quality of the residential accommodation and remains in-keeping with the existing planning permission.

e) Conclusion

It is considered that the assessment of relevant issues to the application demonstrates that the proposed amendment does not give rise to any new material impacts, and indeed serves to secure the deliverability of the extant planning permission.

The proposed amendment has been carefully considered to deliver a high quality of accommodation, within the parameters of the development plan.



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The proposed amendment has no impact on the setting of the building and enhances the quality of the scheme as consented having a positive impact on both the building and the Charlotte Street Conservation Area.

The proposed amendment is required to enable the delivery of the development. This is in line with development plan policy objectives.

I trust you have sufficient information to determine this application and look forward to hearing from you in due course. If you require additional information or wish to discuss the enclosed then please don't hesitate to contact me to discuss.

Yours sincerely



Daniel Rech
Planner

cc.