

Miss Suzanne Kimman  
JLL  
30 Warwick Street  
London  
W1B 5NH

Application Ref: **2017/0364/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

29 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**Ashton Court**  
**254-256 Camden Road**  
**London**  
**NW1 9HF**

Proposal: Alterations to building on Camden Road and link building along Camden Park Road including pitch and terminating height of link extension, door and fenestration locations, balconies and internal arrangements approved under planning permission ref: 2015/4553/P dated 01/12/16 for reconfiguration, part demolition and extension of sheltered accommodation (Class C3), consisting of 36 units (29 x studios, 6 x 1 bedroom and 1 x 2 bedroom) to provide 24 x 1 bedroom units (Class C3) and 5 x 2 bedroom mews houses (Class C3).

Drawing Nos: Proposed: K160423-A(0)101rev8 - Proposed site plan; K160423-A(0)110rev0 - Site Location Plan; K160423-A(0)111rev1 - Block Plan; K160423-A(1)200rev7 - Level 00 ground floor GA (Proposed); K160423 - A(1)220rev5 (Level 01 - First Floor GA) Proposed; K160423 - A(1)240rev5 (Level 02 - Second Floor GA) Proposed; K160423 - A(1)260rev5 (Level 03 - Third Floor GA) Proposed; K160423 - A(1)280rev7 (Level 04 - Roof Plan) Proposed; K160423 - A(1)300rev6 (Elevations Sheet 1 of 2) Proposed; K160423 - A(1)301rev7 (Elevations Sheet 2 of 2) Proposed; K160423 - A(1)310rev5 (Sections Sheet 2 of 2) Proposed; K160423 - A(1)301rev5 (Sections Sheet 2 of 2) Proposed; Section 96a Application - Schedule of Planning Drawing Changes.

Superseded: OH233-0-23 P1 - Site location plan; OH233-1-01 P2 - Proposed; ground & first floor plans; OH233-1-02 P2 - Proposed; second & third floor plans; OH233-1-06 P1 -



Proposed; basement plan; OH233-1-07 P2 - Proposed; roof plans; OH233-2-11 P2 - Existing & proposed; Camden Park Road front elevations; OH233-2-15 P1 - Existing & proposed; Camden Road front elevations; OH233-2-16 P1 - Existing & proposed; Camden Road rear elevations; OH233-2-17 P1 - Existing & proposed; Camden Park Road rear elevations; OH233-3-01 P1 - Proposed sections; OH233-04-02 Rev P1 - Proposed; coloured elevations.

The Council has considered your application and decided to grant non material amendments subject to the following condition:

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/4553/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- The development hereby permitted shall be carried out in accordance with the following approved plans [OH233-1-05 Rev P3; OH233-2-13 Rev P2; OH233-2-14 Rev P2; OH233-0-21 Rev P1; OH233-0-22 Rev P1; OH233-0-25 Rev P1; OH233-0-27 Rev P1; K160423-A(0)101rev8 - Proposed site plan; K160423-A(0)110rev0 - Site Location Plan; K160423-A(0)111rev1 - Block Plan; K160423-A(1)200rev7 - Level 00 ground floor GA (Proposed); K160423 - A(1)220rev5 (Level 01 - First Floor GA) Proposed; K160423 - A(1)240rev5 (Level 02 - Second Floor GA) Proposed; K160423 - A(1)260rev5 (Level 03 - Third Floor GA) Proposed; K160423 - A(1)280rev7 (Level 04 - Roof Plan) Proposed; K160423 - A(1)300rev6 (Elevations Sheet 1 of 2) Proposed; K160423 - A(1)301rev7 (Elevations Sheet 2 of 2) Proposed; K160423 - A(1)310rev5 (Sections Sheet 2 of 2) Proposed; K160423 - A(1)301rev5 (Sections Sheet 2 of 2) Proposed; Section 96a Application - Schedule of Planning Drawing Changes; Solar Study (November 2015), Overshadowing Study (November 2015), Revised Mews Plans (November 2015), Plan Showing Cycle Storage in Mews/Plan Showing Revised Refuse Store Door (November 2015); Proposed View OH233-V-01, Proposed View OH233-V-02, Proposed View OH233-V-03, Proposed View OH233-V-04, Proposed View OH233-V-05 (3D views); Design and Access Statement Remodelling and Renovation with 5 New Mews Houses Ashton Court, Camden (August 2015), prepared by Archadia Chartered Architects; Affordable Housing Statement, prepared by JLL, received 24/09/2015; Tree Survey Plan (DFC P3353TSP) 27/10/14; Sustainability Statement, prepared by RPS Health Safety & Environment (RPS), dated 3rd August 2015; Breeam Domestic Refurbishment Pre-Assessment, prepared by RPS Health Safety & Environment (RPS), dated 3rd August 2015; Heritage Statement Of Significance, prepared by West Waddy ADP, dated June 2014; Ground Movement Assessment, prepared by Campbell Reith, dated July 2015; Geotechnical and Geoenvironmental Desktop, prepared by Campbell Reith, dated July 2015; Basement Impact Assessment, prepared by Campbell Reith, dated July 2015; Ground Movement Assessment, prepared by Campbell Reith, dated July 2015; Arboricultural Site Appraisal (DFCP 3353), prepared by DF Clark Bionomique Ltd 26th November 2014; Planning Statement, prepared by JLL, dated August 2015; Independent Review of Basement Impact Assessment, prepared by LBH Wembley, dated December 2015].

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:

1 Reasons for granting permission:

The proposed amendment seeks to alter the terminating height and pitch of the link extension, fenestration, door, balcony and internal arrangements throughout and as listed in the applicant's Schedule of Planning Drawing Changes and proposed plans.

The amendments are considered to be minor and either individually or cumulatively do not materially alter the design or amenity impact of the approved scheme.

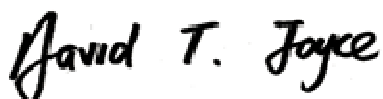
Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed scheme has already been assessed by virtue of the previous permission granted on 01/12/16 under reference number 2015/4553/P.

This approval under Section 96A of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

You are advised that this decision relates only to the changes set out in the highlighted on the plans and/or set out in the description and submitted schedule of planning drawing changes and shall only be read in the context of the substantive permission granted on 01/12/16 under reference number 2015/4453/P and is bound by all the conditions and legal 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

Director of Regeneration and Planning

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