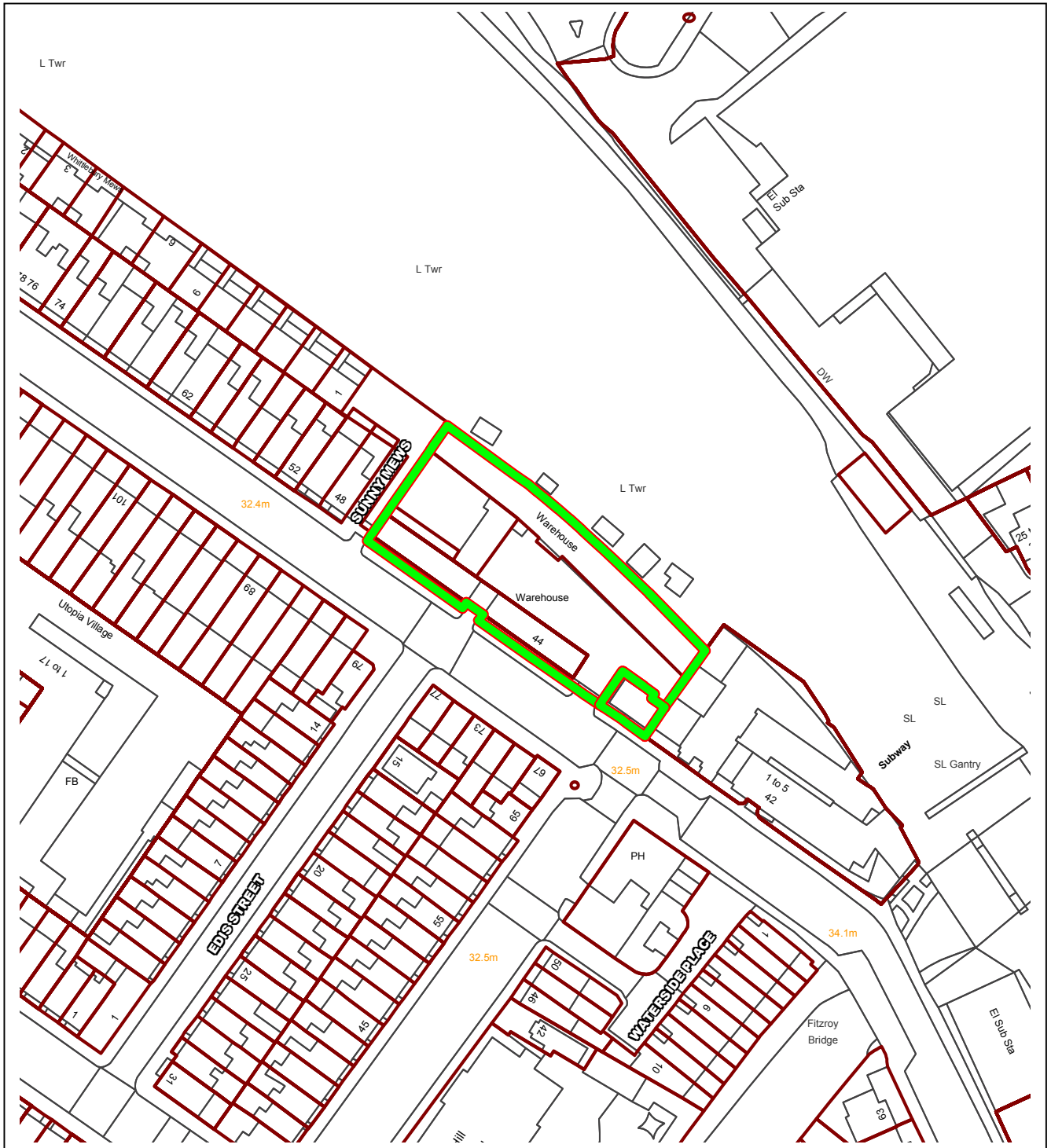
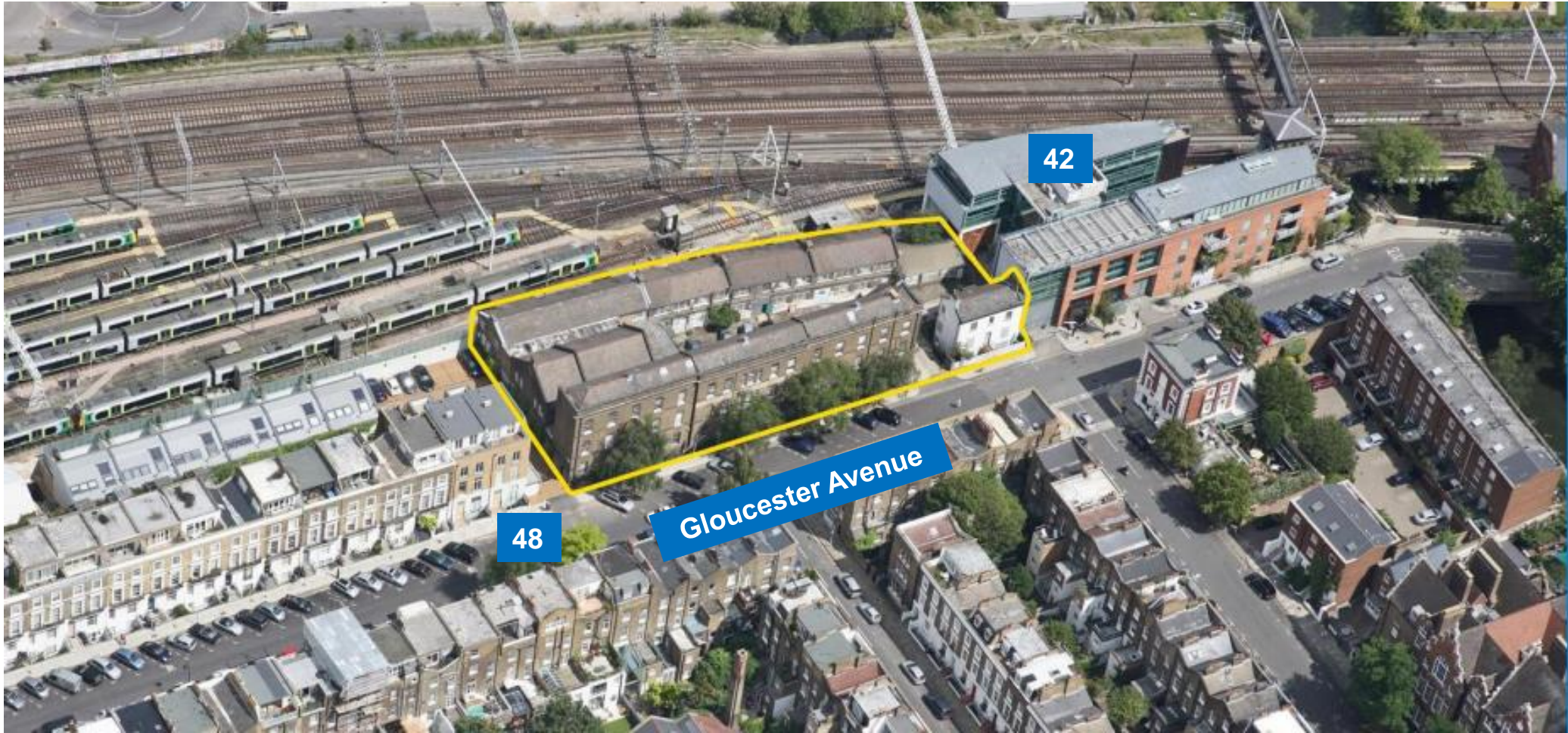
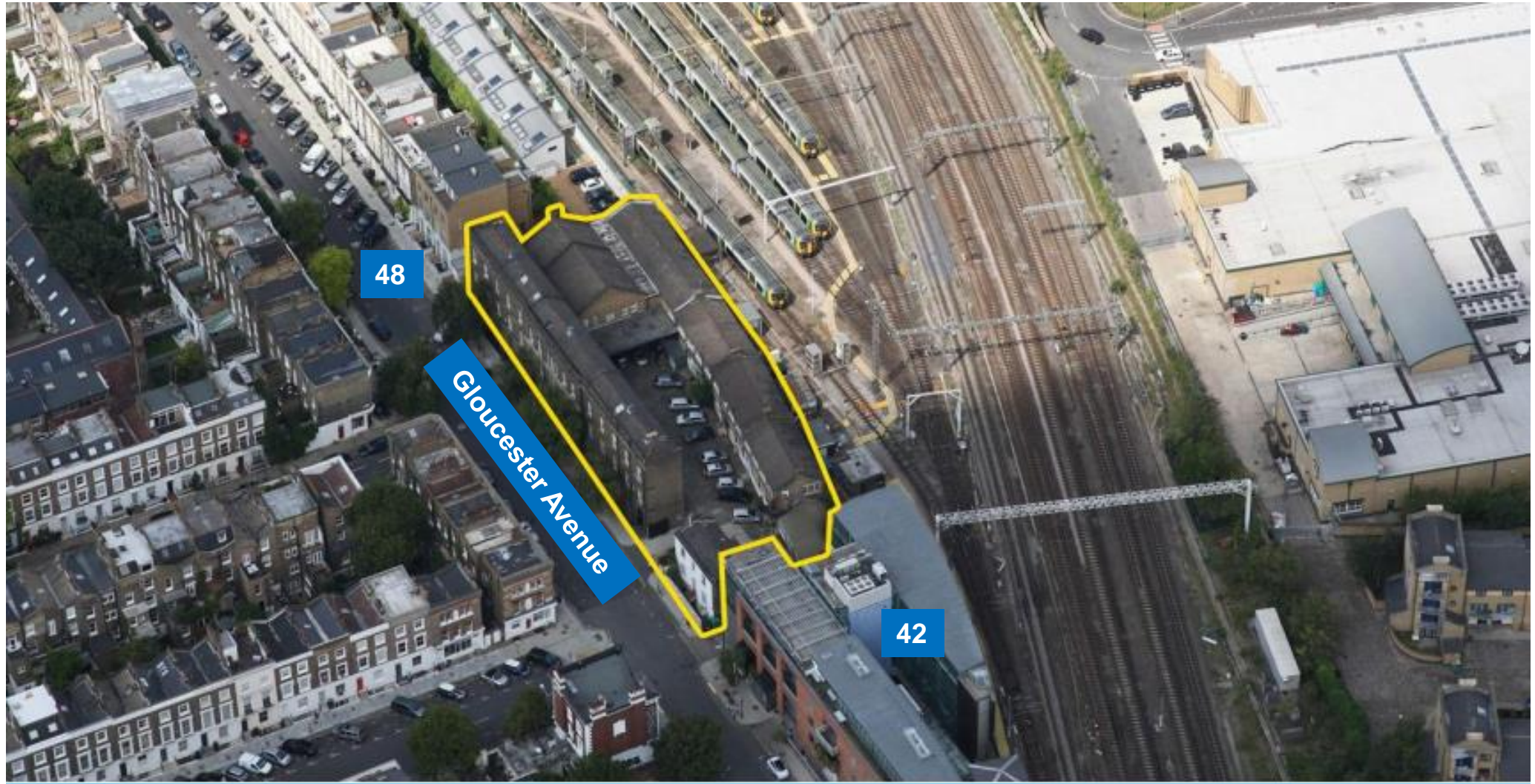


44- 44a Gloucester Avenue



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D COURTYARD FACING BUILDING. (DEMOLISHED WITHIN CONSENTED 2012 SCHEME)



E COURTYARD FACING BUILDING. (DEMOLISHED WITHIN CONSENTED 2012 SCHEME)

Building 4 – to be demolished



C INDUSTRIAL BUILDING ON THE RAILWAY TRACK BOUNDARY.

Building 3 – to be retained



A 44A GLO

Rear Elevation

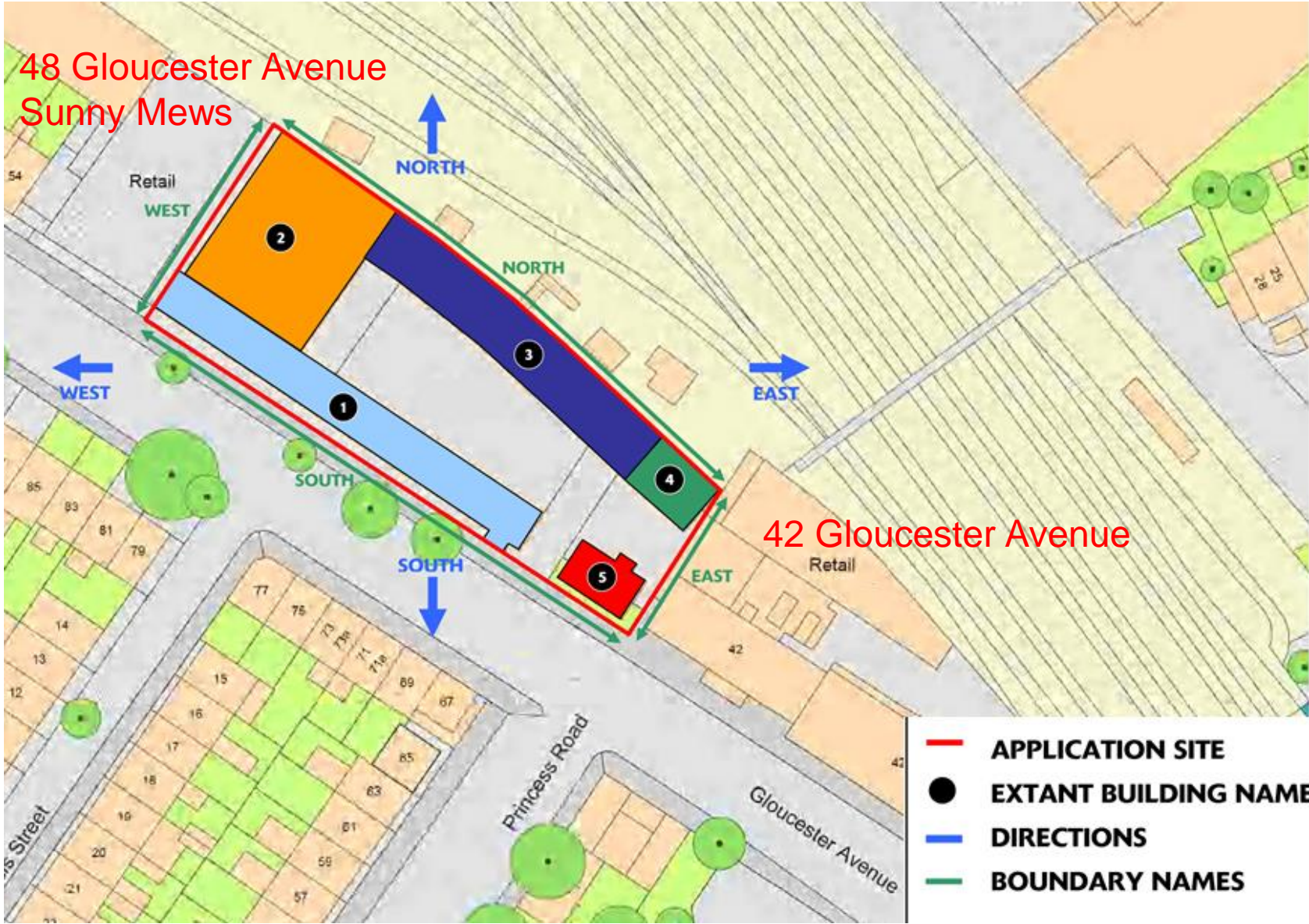
(EME)

B 44A GLO

Side Elevation

(EME)

48 Gloucester Avenue
Sunny Mews



Delegated Report		Analysis sheet		Expiry Date:	30/11/2016
(Members Briefing)		N/A		Consultation Expiry Date:	
Officer			Application Number		
Michael Cassidy			2016/5890/P		
Application Address			Drawing Numbers		
44 - 44a Gloucester Avenue London NW1 8JD			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
<p>Amendments to planning permission granted under reference 2015/1243/P (demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works), dated 30 November 2015 to include addition of external meters, hidden by front entrance gates; replacement of existing brickwork boundary wall to 42 Gloucester Avenue; relocation of commercial unit entrance doors facing courtyard; additional louvers added to existing wall adjacent to Network Rail; replacement of window with louvre to the tallest building facing the courtyard; installation of entrance gates flush with front Georgian building; addition of acoustic louvre screen to the central building; a centralised gas boiler resulting in a single flue, removing the requirement for individual flues and amendments to internal layout at basement level to facilitate 76 cycle spaces.</p>					
Recommendation:		Grant Non-Material Amendment			
Application Type:		Non-Material Amendment			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	No responses received.					
CAAC/Local groups comments:	<p>An objection was received from the Primrose Hill CAAC raising the following concerns:</p> <ul style="list-style-type: none"> Whilst we accept that the change of the roof to the rear new building to the north corner from a flat roof profile to a pitch could be an improvement in design terms, we are concerned about its visibility on long views from Edis Street. We need to see a section. We also question the materials: natural slate would be acceptable. <p><i>Officer's response: The change in the pitch of the roof has already been approved (as shown on drawing 173_GE_01 Rev D) under planning permission ref 2015/1243/P. The materials have been secured by condition.</i></p> <ul style="list-style-type: none"> <i>We object strongly to the arbitrary alterations to the original doors. These, and the window openings and windows are all acknowledged to be part of the positive contribution that the buildings make to the conservation area, as acknowledged in the 1996 Appeal decision. Their moving would be harmful to the significance of the building by reason of the destruction of original fabric, pattern, and form. We see now significant benefit to the applicant for what would be rented workspace.</i> <p><i>Officer's response: Please see paragraph 2.3 below.</i></p> <ul style="list-style-type: none"> <i>We regretfully accept the gating of the area, but request that the gates be of open construction so that views into the courtyard remain possible from the public street, in order to preserve the character and appearance of the conservation area, in which this is an important group of historic industrial buildings. The gate design should be reserved.</i> <p><i>Officer's response: Please see paragraph 2.6 below.</i></p> <ul style="list-style-type: none"> <i>We note that the house, at 44A, is currently painted white, thus distinctive from the brickwork of the other buildings in the group. This distinction should be retained, in order to preserve the character and appearance of the conservation area.</i> <p><i>Officer's response – the change from painted white to plain brickwork was approved under planning permission 2015/1243/P. This NMA application does not propose to amend this. Notwithstanding, the recent application for the restoration and extension of the house (2016/7089/P) now proposes to paint the house in white, so if approved this would comply with this request.</i></p>					

Site Description

The site (0.197 hectares) is located on Gloucester Avenue in Primrose Hill opposite 2 priority junctions, Edis Street and Princess Road. It is roughly rectangular in shape and is made up of a hard-surfaced central courtyard with 5 buildings of varying heights and design located around the edges. All of the buildings on the site have been vacant since 31st May 2013.

The southern side of the site along the principal Gloucester Avenue frontage is occupied by a substantial 3-storey 15-bay building (Building 1): this was constructed by the Post Office in 1870. It is the principal building on the site and the tallest building in the surrounding area. It incorporates an archway in the centre of the elevation which leads through to the courtyard to the north. Apart from this building, on the Gloucester Avenue frontage there is also a modest 2 storey 3-bay house (44a - 153sq.m of Gross Internal Area (GIA)), built in 1858 and formerly the house of a caretaker/site manager (Building 5) when the site was in use as a telegraph office. The front elevation of this building is painted white.

The long northern side of the site (backing onto the railway lines which serve Euston Station) is occupied by a 2 storey with basement vacant light industrial building (Building 3). The eastern end of the site is occupied by a vacant single storey building (Building 4), with the western end and north-western corner occupied by a substantial 2-storey building (Building 2) with a prominent gable-end and a ground floor canopy onto the courtyard. This building was last used for office use. All of the buildings facing the courtyard are finished in brick and were constructed by the Electric Telegraph Company (ETC) in 1858.

The courtyard is hard-surfaced and was used for informal parking, turning and servicing the uses within the surrounding buildings. There are 2 vehicular entrances, one through an arch in the main building; and one between the main building and the former caretaker's house leading to an informal car parking area accommodating approximately 20 vehicles.

Before the site was vacated, the uses consisted of a warehouse space (Class B8 storage and distribution – 816sq.m (GIA)) as well as light industrial space and office use (Class B1 (a)), generally in small suites occupied by individual businesses (1866.4sq.m (GIA)). Apart from the vacant caretakers house there are no other residential uses on the site.

The site appears to have been in single ownership continuously since at least the 1860's, and is similar to other large backland sites in Primrose Hill which have substantial employment use to the rear of residential terraces. North of Gloucester Avenue, these industrial sites served as a buffer between the railway cutting and the residential properties and form an important part of the character of the area as they reflect the historical pattern of development. The buildings on the site are not listed, however they are located within Primrose Hill Conservation Area (CA). Due to its high quality, good condition and significant role in representing the historic pattern of development, the site as a whole is identified as making a positive contribution to the character and appearance of the CA.

Abutting the site to the east is a recent mixed use office and residential development. To the south, on the opposite side of Gloucester Avenue, lies terraced residential buildings, with retail units to the ground floor. Immediately to the west, at 46 Gloucester Avenue, is a recently constructed pair of four storey town houses. An access road between the application site and No. 46 separates them. This road provides access to an area of car parking to the rear of No. 46. These houses were constructed pursuant to planning permission ref: PEX0200634.

Relevant History

2005/1404/P - Planning permission granted in June 2005 for alterations and conversion including rear basement extension and associated works to provide 2 self-contained residential units, and boundary treatment. The application relates to the two-storey with basement detached house, adjoining 42 Gloucester Avenue. The house is currently unoccupied and derelict (identified as building no. 5) –

This permission was not implemented and has now expired.

2010/6627/P and 2010/6629/C - Planning and Conservation Area Consent applications refused in April 2011 for demolition of the 2-storey building at the northwest corner of the site and the single-storey building at the eastern corner of the site and re-development of the site by refurbishment of existing buildings and erection of new 4 and 5 storey buildings at the northwest corner of the site and new 3 storey building at the eastern corner (following demolition of existing) to create 15 new residential units (Class C3) and additional office floor space (Class B1).

Planning application refused on grounds of land use, design, amenity, transport, lifetime homes and absence of a Section 106 legal agreement. The applications were subsequently allowed on appeal in March 2012 – These permissions were not implemented and have now expired.

2015/0462/P – Prior Approval granted subject to a legal agreement in March 2015 for change of use from office (B1) to residential (C3) to provide 1 x 1 bedroom and 16 x 2 bedroom residential units with retention of existing house. This permission is extant.

2015/1243/P - Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works – Granted conditional planning permission and subject to S106 legal agreement on 25/03/15.

2015/3106/P - Details of cycle storage specifications required by condition 2 of planning application 2015/0462/P dated 25/03/15 (for Change of use from office (B1) to residential (C3) to provide 1 x 1 bedroom and 16 x 2 bedroom residential units with retention of existing house) – Approved on 20/08/2015.

2015/3316/P - Details of ground investigation required by condition 1 of planning application 2015/0462/P dated 25/03/15 (for Change of use from office (B1) to residential (C3) to provide 1 x 1 bedroom and 16 x 2 bedroom residential units with retention of existing house) – Approved 08/09/2015.

2016/1836/P - Details pursuant to Condition 12 (Drainage) of planning permission 2015/1243/P (redevelopment of site to create 40 residential units and employment floor area (Class B1a), car parking and landscaping within the courtyard) dated 30/11/2015 – Approved on 25/07/2016.

2016/1991/P - Details pursuant to Condition 14 (Contamination) of planning permission 2015/1243/P (redevelopment of site to create 40 residential units and employment floor area (Class B1a), car parking and landscaping within the courtyard) dated 30/11/2015 – Approved on 05/08/2016.

2016/2025/P - Details pursuant to Condition 5 (appointment of Engineers confirmation) of planning permission 2015/1243/P (redevelopment of site to create 40 residential units and employment floor area (Class B1a), car parking and landscaping within the courtyard) dated 30/11/2015 – Approved on 16/08/2016.

2016/2201/P - Variation to the wording of Condition 19 (temporary/permanent works, method statement and risk assessment) of planning permission 2015/1243/P (redevelopment of site to create 40 residential units and employment floor area (Class B1a), car parking and landscaping within the courtyard) dated 30/11/2015 to allow part discharge and for development to commence – Approved on 26/08/2016.

2016/1564/P – Amendments to Conditions 2 (approved drawings) and 18 (Building Regulations Part M4(3)) to include the relocation of the 4 affordable units and relocation of 2 of the 4 units designated as Building Regulations Part M4 (3) units as stipulated in Condition 18 of planning permission 2015/1243/P (redevelopment of site to create 40 residential units and employment floor area (Class

B1a), car parking and landscaping within the courtyard) dated 30/11/2015 – Approved on 26/08/2016.

2016/5840/P – Details pursuant to Condition 7 (landscaping) of planning permission reference 2015/1243/P, dated 30/11/2016, for demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works – Approved on 23/03/2017.

2016/5838/P - Details pursuant to Condition 4 (cycle storage) of planning permission reference 2015/1243/P, dated 30/11/2016, for demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works – Approved on 31/03/2017.

2016/7074/P - Amendments to planning permission reference 2015/1243/P, dated 30/11/15, for demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works to include change of use of part of the basement approved from residential accommodation to employment accommodation and associated internal works to enable the floorspace to be accessed via the approved ground floor commercial floorspace – concurrent application.

2016/7089/P - the partial demolition of the house at No.44A Gloucester Avenue to accommodate a rear and mansard roof extension, with restoration of architectural features, amendments to the basement approved under application 2015/1243/P and associated works – concurrent application.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS1 Distribution of growth

CS3 Other highly accessible areas

CS4 Areas of More Limited Change

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS8 Promoting a successful and inclusive Camden economy

CS11 Promoting Sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and Improving our Parks and Open Spaces & encouraging biodiversity

CS16 Improving Camden's health and wellbeing

CS17 Making Camden a safer place

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

Development Policies

DP2 Making full use of Camden's capacity for housing
DP3 Contributions to the supply of affordable housing
DP5 Homes of different sizes
DP6 Lifetimes homes and wheelchair housing
DP13 Employment premises and sites
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP19 Managing the impact of parking
DP20 Movement of goods and materials
DP21 Development connecting to the highway network
DP22 Promoting sustainable design and construction
DP23 Water
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration
DP29 Improving access

Supplementary Planning Guidance (2013/2015)

CPG 1 Design
CPG 2 Housing
CPG 3 Sustainability
CPG 5 Town centres, retail and employment
CPG 6 Amenity
CPG 7 Transport
CPG 8 Planning obligations

Draft Camden Local Plan

The Camden Local Plan was formally submitted to the government for public examination in summer 2016. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

Assessment

1.0 Proposal

1.1 Condition 2 of planning permission granted on 30/11/2015 under reference number 2015/1243/P outlines the approved drawings that the development permitted should be carried out in accordance with. This application seeks amendments to the approved plans, superseding a number of drawings set out in Condition 2. The amendments proposed, as illustrated in the Design and Access Statement submitted, include the following:

- The addition of external meters;
- Replacement of the existing brickwork boundary wall to 42 Gloucester Avenue;
- Relocation of the commercial unit entrance doors facing the courtyard;
- Additional M+E louvres added to the existing wall adjacent to Network Rail land;
- Replacement of a window with a louvre to the tallest building facing the courtyard;
- Installation of entrance gates flush with the front Georgian building to provide added security;
- The addition of an acoustic louvre screen to the central building; and
- Amendments to the internal layout at basement level to facilitate 76 cycle spaces.

2.0 Assessment

2.1 The addition of external meters

The external meters proposed would be hidden by the front entrance gates and would have no adverse impact on the character, appearance or significance of the Primrose Hill Conservation Area.

2.2 Replacement of the existing brickwork boundary wall to 42 Gloucester Avenue

The existing brickwork boundary wall to 42 Gloucester Avenue is to be replaced for structural reasons and would be similar in height and appearance as the existing wall. These replacement works would have no adverse impact on the character, appearance or significance of the Primrose Hill Conservation Area or on the amenity of neighbouring residential occupiers.

2.3 Relocation of the commercial unit entrance doors facing the courtyard

The alterations to the door openings affect the retained range of building on the north-east side of the courtyard, Building 3, constructed by the Electric Telegraph Company in 1858 and heavily altered on the courtyard elevation.

The proposed alterations to the commercial entrance doors facing the courtyard will not be visible in public views from Gloucester Avenue and would have no adverse impact on the character, appearance or significance of the Primrose Hill Conservation Area.

The alterations are required to enable the commercial space to be used more efficiently, a use which secures the long term use of the historic buildings. The existing lintels across the doors and windows are of a consistent design thereby allowing an easy alteration to the building without changing or harming its overall form. The original pattern of openings is not regular, so the change in the pattern proposed will not harm the significance of the building. The fabric of the building is not of particular interest, as a standard industrial building of this date, which has been much altered on this elevation. The loss of this fabric will have no material effect on the character, appearance or significance of the conservation.

2.4 Replacement of a window with a louvre to the tallest building facing the courtyard

An existing ground floor window facing the courtyard is to be replaced with a louvre. This will not be visible in public views from Gloucester Avenue and would have no adverse impact on the character, appearance or significance of the Primrose Hill Conservation Area.

2.5 Installation of entrance gates flush with the front Georgian building

The proposed gates would be of a similar design as already approved and only marginally higher. Views into the courtyard are therefore already restricted by the approved gates, and this application will not change this situation. The proposed gates would have no greater impact on the character and appearance of the conservation area than those already approved.

2.6 The addition of an acoustic louvre screen to the central building and additional M+E louvers added to the existing wall adjacent to Network Rail land;

The proposed acoustic louver screen would be added at ground floor level to the central building to better hide the proposed plant area and to further protect neighbouring amenity. The screen is modestly designed and would have no greater impact on the character and appearance of the conservation area or the amenities of neighbouring residential properties.

Similarly, the proposed additional vent louvres are to be added to the existing wall adjacent to the railway to meet with ventilation requirements for the commercial units to meet BREEAM standards. The proposed louvres are appropriately designed and would have no greater impact on the character and appearance of the conservation area.

2.7 Amendments to the internal layout at basement level to facilitate 76 cycle spaces (as per condition)

The proposed basement plan (173_GA_-01 Rev H), as approved under planning permission reference 2015/1243/P, shows a total of 56 secure and covered cycle parking spaces (50 for residential use and 6 for the office), with the approved proposed ground floor plan (173_GA_00 Rev F) showing an additional 3 Sheffield stands externally at ground floor level, providing an additional 6 visitor spaces. Condition 4, however, requires the provision of a total of 76 secure and covered cycle parking spaces. The internal layout at basement level has been minimally altered to accommodate the additional cycle spaces. The amended layout is considered to be acceptable and does not have a material impact on the approved development

The amendments proposed to the internal layout at basement level reflect what has already been approved under the discharge of Condition 4 (ref. 2016/5838/P) dated 31/03/2017.

2.8 Conclusion

The amendments proposed do not alter the development significantly from what was described within planning permission 2015/1243/P and do not conflict with any conditions of the permission. Furthermore, the amendments do not change the use nor do they introduce a new use within the development. The proposed buildings overall height would not increase as a result of these proposed amendments.

The proposed amendments would not result in any increase to the overall bulk and massing that would raise amenity or townscape impacts. The alterations proposed would not increase the impact of the development on neighbouring occupiers by way of overlooking, loss of light, sense of enclosure or noise.

2.9 The sites planning history has been taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its

surroundings. The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 30/11/2015 under reference number 2015/1243/P. In the context of the permitted scheme, it is considered that the proposed amendments are minor and constitute a non-material amendment to the development. The amendments raise no land use issues, significant townscape, amenity, transport or environmental impacts.

3.0 Recommendation

3.1 Grant non-material amendment.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th May 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Miss Harriet Barber
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/5890/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

04 May 2017

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
44 - 44a Gloucester Avenue
London
NW1 8JD

Proposal: Amendments to planning permission granted under reference 2015/1243/P (demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works), dated 30 November 2015 to include addition of external meters, hidden by front entrance gates; replacement of existing brickwork boundary wall to 42 Gloucester Avenue; relocation of commercial unit entrance doors facing courtyard; additional louvers added to existing wall adjacent to Network Rail; replacement of window with louver to the tallest building facing the courtyard; installation of entrance gates flush with front Georgian building; addition of acoustic louver screen to the central building; a centralised gas boiler resulting in a single flue, removing the requirement individual flues and amendments to internal layout at basement level to facilitate 76 cycle spaces.

Executive Director Supporting Communities



Drawing Nos:

Drawing Nos: Replacement

173_GA_-01 Rev M Proposed Basement Floor Plan, 173_GA_00 Rev K Proposed Ground Floor Plan, 173_GA_01 Rev J Proposed First Floor Plan, 173_GA_02 Rev H - Proposed Second Floor Plan, 173_GA_03 Rev F - Proposed Third Floor Plan, 173_GA_04 Rev G - Proposed Fourth Floor Plan, 173_GA_05 Rev F - Proposed Fifth Floor Plan, 173_GA_ROOF Rev D - Proposed Roof Plan, 173_GE_00 Rev H - Proposed General Elevation, 173_GE_01 Rev E - Proposed General Elevation, 173_GE_02 Rev E - Proposed General Elevation, 173_GE_03 Rev E - Proposed General Elevation - 173_GE_04 Rev D - Proposed General Elevation in Context, 173_GS_00 Rev C - Proposed General Section, 173_GS_01 Rev D - Proposed General Section, 173_GS_02 Rev C - Proposed General Section and 173_GS_03 Rev D - Proposed General Section.

Drawing Nos: Superseded

173_GA_-01 Rev L Proposed Basement Floor Plan, 173_GA_00 Rev J Proposed Ground Floor Plan, 173_GA_01 Rev G Proposed First Floor Plan, 173_GA_02 Rev G - Proposed Second Floor Plan, 173_GA_03 Rev E - Proposed Third Floor Plan, 173_GA_04 Rev F - Proposed Fourth Floor Plan, 173_GA_05 Rev E - Proposed Fifth Floor Plan, 173_GA_ROOF Rev C - Proposed Roof Plan, 173_GE_00 Rev E - Proposed General Elevation, 173_GE_01 Rev D - Proposed General Elevation, 173_GE_02 Rev D - Proposed General Elevation, 173_GE_03 Rev D - Proposed General Elevation - 173_GE_04 Rev C - Proposed General Elevation in Context, 173_GS_00 Rev B - Proposed General Section, 173_GS_01 Rev B - Proposed General Section, 173_GS_02 Rev B - Proposed General Section and 173_GS_03 Rev C - Proposed General Section.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 This would involve replacing Condition 2 of the planning permission granted on 30/11/2015 under reference number 2015/1243/P (as amended by application 2016/1564/P approved on 26/08/2016) with the following condition:

REPLACEMENT CONDITION 2

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

Drawing Numbers

173_GA_-01 Rev M Proposed Basement Floor Plan, 173_GA_00 Rev K Proposed Ground Floor Plan, 173_GA_01 Rev J Proposed First Floor Plan, 173_GA_02 Rev H - Proposed Second Floor Plan, 173_GA_03 Rev F - Proposed Third Floor Plan, 173_GA_04 Rev G - Proposed Fourth Floor Plan, 173_GA_05 Rev F - Proposed Fifth Floor Plan, 173_GA_ROOF Rev D - Proposed Roof Plan, 173_GE_00 Rev H

- Proposed General Elevation, 173_GE_01 Rev E - Proposed General Elevation, 173_GE_02 Rev E - Proposed General Elevation, 173_GE_03 Rev E - Proposed General Elevation - 173_GE_04 Rev D - Proposed General Elevation in Context, 173_GS_00 Rev C - Proposed General Section, 173_GS_01 Rev D - Proposed General Section, 173_GS_02 Rev C - Proposed General Section, 173_GS_03 Rev D - Proposed General Section, 173_LA_00 Rev A - Proposed Landscape Plan, 173_LFT_00 Rev A - Proposed Lifetime Home Compliance Drawing - General Arrangement, 173_LFT_01 Rev A - Proposed Lifetime Home Compliance Drawing - General Arrangement, 173_WHC_00 Rev A - Proposed Wheelchair Adaptability Drawing, 173_BS_00 Rev A - Proposed Bay Study Details, 173_BS_01 Rev A - Proposed Bay Study Details, 173_BS_02 Rev A - Proposed Bay Study Details and 173_BS_03 Rev A - Proposed Bay Study Details.

Supporting Documents

Planning Statement, Design and Access Statement plus appendices, Acoustic Report, Sustainability Statement, Heritage Statement, Ecology Report and BREEAM Report, Tree Assessment, Sunlight and Daylight Report, Basement Impact Assessment including Ground Movement Survey, Transport Assessment, Travel Plan, Construction Management Plan, Air Quality Assessment, Energy Statement and Construction Logistics Plan.

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.

Informatives:

- 1 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 30/11/2015 under reference number 2015/1243/P (as amended by application 2016/1564/P approved on 26/08/2016) and is bound by all the conditions and obligations (as amended by this application) 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

Director of Regeneration and Planning

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.