

Mr Mark Hopson
Central Somers Town
N1C 4AG

Application Ref: **2017/2148/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

30 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Central Somers Town Covering Land At Polygon Road Open Space
Edith Neville Primary School 174 Ossulston Street And Purchase Street Open Space
London
NW1**

Proposal: Plot 1 Amendments: Community Play and Housing

- Minor increase in height of building - 20mm
- Minor amendment to fenestration detail and gate configuration and signage

Plot 4 Amendments: Edith Neville School

- Changes to fenestration detail
- Changes to cladding and elevational openings/voids
- Amendments to railing heights and balustrading
- Minor changes to roofscape
- Addition of retractable canopy on 1st floor roof terrace

As an amendment of the approved scheme under planning permission 2015/2704/P granted on 14/10/2016 for the redevelopment of Central Somers Town.

Drawing Nos:

Superseded drawings:



Plot 1: 057/4150, 057/4151, 057/4152, 057/4153.

Plot 4: 176 A101, 176 A102, 176 A103, 176 A104, 176 A201, 176 A202, 176 A203, 176 A204, 176 A221, 176 A222, 176 A223, 176 A224, 176 A225, 176 A226.

Drawings for approval:

Plot 1: 057/4150 c, 057/4151 a, 057/4152 a, 057/4153 c.

Plot 4: 176 A101 R1, 176 A102 R1, 176 A103 R1, 176 A104 R1, 176 A201 R1, 176 A202 R1, 176 A203 R1, 176 A204 R1, 176 A221 R1, 176 A222 R1, 176 A223 R1, 176 A224 R1, 176 A225 R1, 176 A226 R1.

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 2 of substantive planning permission 2015/2704/P granted on 14/10/2016 shall be replaced by the following condition:

REPLACEMENT CONDITION 2

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

Whole site

Existing

246-100-P-01, TCP_CNSOMERSTWN_1.

Proposed

246-110-P-50, 246-110-P-51, TCP_CNSOMERSTWN_2.

Plot 1

Existing

057/4002, 057/4010, 057/4050, 057/4051, 057/4052, 057/4053.

Proposed

057/4102, 057/4110, 057/4111, 057/4112, 057/4113, 057/4114, 057/4115, 057/4150 c, 057/4151 a, 057/4152 a, 057/4153 c, 057/4160, 057/4161, 057/4162, 057/4163, 057/4164, 057/4165, 057/4220, 057/4221, 057/4222, 057/4223, 057/4300, Z(--)-232/P2, V(21)006.

Plot 2

Existing

(00) P100, (00) P101.

Proposed

(01) P100, (01) P102, (01) P103, (01) P104, (01) P105, (01) P106, (01) P107, (01) P108, (01) P109, (01) P110, (01) P111, (01) P201, (01) P202, (01) P203, (01)

P204, (01) P210, (01) P211, (01) P301, (01) P302, (01) P303.

Plot 3

Existing

176 A001, 176b A010.

Proposed

176b A100, 176b A101, 176b A102 R1, 176b A103 R1, 176b A104, 176b A200, 176b A201, 176b A202, 176b A203, 176b A204, 176b A205, 176b A206, 176b A207, 176b A208, 176b A210, 176b A211.

Plot 4

Existing

176 A001, 176 A010, 176 A011.

Proposed

176 A101 R1, 176 A102 R1, 176 A103 R1, 176 A104 R1, 176 A201 R1, 176 A202 R1, 176 A203 R1, 176 A204 R1, 176 A221 R1, 176 A222 R1, 176 A223 R1, 176 A224 R1, 176 A225 R1, 176 A226 R1.

Plots 5 and 6

Existing

A228_A_(00)_P100, A228_A_(00)_P102, A228_A_(00)_P103.

Proposed

A228_A_Z5_(01)_P104, A228_A_Z5_(01)_P105, A228_A_Z5_(01)_P106, A228_A_Z5_(01)_P107, A228_A_Z5_(01)_P201, A228_A_Z5_(01)_P202, A228_A_Z5_(01)_P203, A228_A_Z5_(01)_P204, A228_A_Z5_(01)_P210, A228_A_Z5_(01)_P211, A228_A_Z5_(01)_P301, A228_A_Z5_(01)_P302, A228_A_Z5_(01)_P303, A228_A_Z6_(01)_P102, A228_A_Z6_(01)_P103, A228_A_Z6_(01)_P104, A228_A_Z6_(01)_P105, A228_A_Z6_(01)_P106, A228_A_Z6_(01)_P201, A228_A_Z6_(01)_P202, A228_A_Z6_(01)_P203, A228_A_Z6_(01)_P204, A228_A_Z6_(01)_P210, A228_A_Z6_(01)_P211, A228_A_Z6_(01)_P301, A228_A_Z6_(01)_P302, A228_A_Z6_(01)_P303.

Plot 7

Existing

372-SITE-100_P04, 372-SITE-101_P04

Proposed

372-LB-200_P05, 372-LB-201_P04, 372-LB-202_P04, 372-L01-203_P05, 372L02-204_P05, 372-L04-205_P05, 372-L05-206_P05, 372-L15-207_P06, 372-L16208_P06, 372-L17-209_P05, 372-L18-210_P05, 372-L19-211_P05, 372-L20212_P05, 372-L21-213_P05, 372-L22-214_P05, 372-LB-215_P05, 372-RCP220_P04, 372-SEC-300_P05, 372-SEC-301_P04, 372-RF-215_P05, 372-ELE400_P10, 372-ELE-401_P10, 372-ELE-402_P10, 372-ELE-403_P10, 372-ELE450_P07, 372-ELE-451_P06, 372-ELE-452_P07, 372-ELE-453_P06, 372-

ELE454_P04, 372-ELE-455_P04, 372-ELE-456_P03, 372-ELE-457_P04, 372-ELE458_P04, 372-ELE-459_P04, 372-ELE-460_P03, 372-ELE-461_P03, 372-ELE46_P032, 372-ELE-463_P03, 372-ELE-464_P02, 372-ELE-46_P02, 1294-SACZ01-ZZ-SM-E-V20-200 P1, 372_SK132_01, 372_SK133_00, 372_SK134_02, P1294 SAC Z01 ZZ SM E V20 200 P1.

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 Reason for granting permission:

The application relates to 2 of the 7 plots which formed part of the original application.

Plot 1 amendments

The 20 mm increase in height of Plot 1 is not considered to make a material difference in terms of the overall design of the building. The changes to the elevations are also considered minor in nature.

Given that the increase in height is very small, there would not be a material impact on neighbouring residents, compared to the approved scheme.

The changes to the elevations would not result in any material overlooking impact.

Plot 4 amendments

The changes to fenestration, doors, railings, balustrades and elevations are considered minor in nature and would not materially affect the appearance of the school. All other modifications at roof level are minor and would not materially affect the appearance of the building.

The proposed amendments would not materially increase the height or bulk of the school and would therefore not affect the amenity of neighbours. The changes to the elevations would not result in any material overlooking impact.

Both plots

The full impact of the proposed development has already been assessed. In the context of the permitted scheme.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

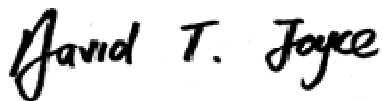
As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the draft Camden Local Plan.

- 2 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 planning permission ref 2015/2704/P granted on 14/10/2016 and is bound by all the conditions and obligations attached to that permission.

- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes the plan is 'sound' subject to modifications being made to the Plan. While the deamination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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
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.