

Mr Fabio Giulianini  
Dols Wong Architects  
The Studio  
61 Brondesbury Road  
London  
NW6 6BP

Application Ref: **2017/2947/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

16 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**102 Camden Mews**  
**London**  
**NW1 9AG**

Proposal: Omission of 2 proposed rear windows approved under Ref: 2014/5589/P dated 23/11/2015 (Demolition of garage and associated excavation works for the erection of a 3 storey extension and basement floor level beneath footprint).

Drawing Nos: Superseded: 121d, 122d, 126b.  
Proposed: 151 (ground floor plan), 152 (first floor plan), 160 (proposed rear elevation).

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

Conditions and Reasons:

- 1 For the purposes of this decision, condition no.7 of planning permission 2014/5589/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 7:**

The development hereby permitted shall be carried out in accordance with the



following approved plans [Site Plan - 100; Demolition - 141a, 142; Existing - 101b, 102b, 103b, 105b, 106b, 110b, 111c; Proposed - 120d, 151, 152, 123d, 124d, 125d, 160, 130b, 131b, 132b, 133b, 134a; Basement Impact Assessment (Screening and Scoping), prepared by Peter Brett, dated December 2014 (2nd submission); Basement Impact Assessment (Screening and Scoping), prepared by Peter Brett, dated October 2014 (1st submission); Basement Impact Assessment, prepared by Peter Brett, dated April 2015 (3rd submission); Design and access statement, prepared by Dols Wong Architects; Arboricultural and Planning Integration Report (Ref:GHA/DS/1980:12), prepared by GHA Trees, dated 29th May 2012; Lifetime Holmes Criteria assessment, dated 26th August 2014; Building Appraisal prepared by Peter Powlesland Historic Buildings Consultant; Independent review, prepared by LBH Wembley, dated December 2014; Independent review, prepared by LBH Wembley, dated March 2015; Independent review, prepared by LBH Wembley, dated May 2015; Proposed Basement Plan Showing Structure Over, prepared by Martin Redston Associates; Suggested Underpinning Sequence, prepared by Martin Redston Associates; Proposed Underpinning Temporary Works, prepared by Martin Redston Associates, dated 02/10/2014; Proposed Retaining Wall Sections, prepared by Martin Redston Associates; Mews section (sk); Proposed Construction Method Statement and Sequence of Works, prepared by Martin Redston Associates, dated 2nd October 2014; Proposed Monitoring Regime, prepared by Martin Redston Associates, ref:12.568; Calculations for retaining walls, prepared by Martin Redston Associates, ref:12.568, dated October 2014; Site investigation - prepared by Herts and Essex Site Investigations, dated 05.11.2014.]

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 Reasons for granting permission.

The existing building features a single window on the rear elevation at ground floor level. As a result of the extant permission Ref: 2014/5589/P, the rear elevation of the enlarged building would feature 4 obscurely glazed windows, 2 at each level, with the second floor recessed roof extension featuring glazed elevations.

The proposal would omit 2 windows in total, 1 at ground and first floor level. The amendment is considered to be minor and does 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 20/08/15 under reference number 2014/2782/P.

In the context of the permitted scheme, it is considered that the proposed

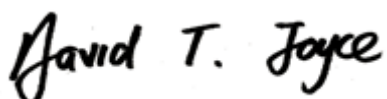
amendments involving the omission of 2 proposed windows to the rear elevation under planning permission ref: 2014/5589/P dated 23/11/2015 is de-minimis and constitute a non-material amendment to the development.

The amendments raise no land use issues, significant townscape, amenity, transport or environmental impacts.

- 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 20/08/15 under reference number 2014/2782/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

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

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