

Miss Anna Stott
Indigo Planning
Aldermay House
10 - 15 Queen Street
London EC4N 1TY

Application Ref: **2017/3926/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

7 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
The Old Dairy
7 Wakefield Street
London
WC1N 1PG

Proposal: Amendment to reword conditions 5 (landscaping), 13 (refuse storage) and 17 (cycle storage) of planning permission ref 2011/6032/P dated 14/03/12 (as further amended by permission ref 2015/0825/P dated 19/10/15) for redevelopment of site to provide a mixed residential/ commercial development in 2 blocks.

Drawing Nos: Site location plan, covering letter from Indigo dated 6.7.17, email from Anna Stott dated 4.8.17

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.



- 1 For the purposes of this decision, condition no. 5 of planning permission ref 2011/6032/P shall be replaced with the following condition:

REPLACEMENT CONDITION 5

Prior to commencement of the relevant part, full details of hard and soft landscaping and means of enclosure of all open areas (including the proposed house patios and roof terraces), including details of the proposed private footway on the northern side of Block 1, shall be submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 For the purposes of this decision, condition no. 17 of planning permission 2011/6032/P shall be replaced with the following condition:

REPLACEMENT CONDITION 17

Prior to commencement of the relevant part, notwithstanding the details shown on the drawings hereby approved, details of the proposed cycle storage area for 15 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 3 For the purposes of this decision, condition no. 13 of planning permission 2011/6032/P shall be replaced with the following condition:

REPLACEMENT CONDITION 13

Prior to commencement of the relevant part, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework

Development Policies.

Informative(s):

1 Reasons for approval-

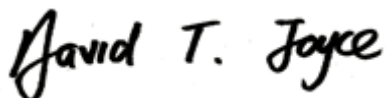
The proposed rewording of the conditions requiring submission of landscape, refuse storage and cycle storage details is intended to remove the trigger of submission prior to any works starting on site and instead require submission of details later prior to the relevant works commencing. This will allow substructure works of construction to begin on site while the detailed specifications of the landscaping, refuse and cycle storage are progressed. No works would be undertaken that would prejudice the details to be agreed under these conditions. This minor amendment is acceptable and will ensure that the details are satisfactorily discharged in an appropriate timescale. It will not affect in any way the overall concept of the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 14.3.12 ref 2011/6032/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 14.3.12 ref 2011/6032/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



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.