

Sarah Round/Pierce Jones  
Savills L&P  
33 Margaret Street  
London  
W1G 0JDApplication Ref: **2015/4714/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

20 November 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Grant of Non Material Amendments to planning permission**Address:  
**The Adelaide**  
**143 Adelaide Road**  
**London**  
**NW3 3NL**

Proposal: Raising of House E by 540mm and the raising of houses A-D by 180mm in order to allow change in level of the access deck and ramp into the car park as an amendment to planning permission granted under reference 2012/3923/P dated 22/04/14 for redevelopment of site to provide 5 x 4 bedroom houses with basement car parking (Class C3) following demolition of existing public house (Class A4).

Drawing Nos: Superseded plans: ADL 301 Rev C; ADL 102 Rev C  
Proposed plans: P003 Rev A; P006 Rev A; P007 Rev A; and P008 Rev A

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

## Conditions and Reasons:

- 1 For the purposes of this decision, Condition 2 of planning permission 2012/3923/P granted on 22/05/2014 shall be replaced with the following condition:



## REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 1736-02; 1687: 01B; 02B; 03B; ADL: 100A; 101C; P003 Rev A; 103B; 104B; 105A; 106; 201B; P007 Rev A; P006 Rev A; and P008 Rev A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 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 16/05/14 under reference 2013/4678/P and is bound by all the conditions and obligations attached to that permission.

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 Reason for granting permission:

Permission was granted for the redevelopment of the site to provide 5 x houses. The amendment seeks to change the level of the access deck and ramp to the car park to provide the required clearance height. This in turn requires an increase in height of house E by 540mm and houses A-D by 180mm.

The increase in height of house E would bring it up to the same level as the rest of the terrace at its highest point, but the end house would retain its asymmetric profile and continue to step down. The increase in height of the remaining terrace would be limited to the recessed sections, which although increasing in height by 180mm would still be 380mm lower than the projecting bays and thus the overall height of the terrace would not increase. Furthermore, rooftop balustrading and raised rooflights would be omitted effectively reducing the overall height of the development. The overall appearance of the development would be minimally affected.

As the overall height of the scheme is not increasing, the proposal would not affect the amenity of adjoining occupiers in terms of daylight or sunlight. Whilst house E does increase in height by 540mm, the closest adjoining properties have no windows facing the development, and the next closest properties are over 20m away so are not considered to be affected due to their distance and the minimal increase in height. No changes are being made to the fenestration so the scheme impact on privacy would be unchanged.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 22/05/2014 under reference number 2012/3923/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact for nearby occupiers.

- 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 22/04/2014 under reference number 2012/3923/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



Ed Watson  
Director of Culture & Environment

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