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Application Ref: **2017/7003/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

22 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
75 Bayham Street
London
NW1 0AA

Proposal: Amendments to planning permission ref: 2016/4482/P dated 15/08/2017 for variation of condition 3 (Plans) and removal of condition 5 (screen) of planning permission ref: 2015/6036/P dated 26/4/16 for the Conversion of B8 to B1, rear extensions, extension of roof to create an additional floor and excavation of basement. Replacement of front doors and windows on the west elevation dated 26/04/2016. Namely changes front door and windows and rooflights to rear and the existing roof.

Drawing Nos: Superseded plans: 1030_12_P5 (MMA) Proposed roof plan 1030_13_P3 (MMA) Proposed east elevation.

Revised plans: : 1030_12_P5 (NMA) Proposed roof plan 1030_13_P3 (NMA) Proposed east elevation.

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

For the purposes of this decision, condition no.3 of planning permission 2016/4482/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3



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

Updated BIA Ref: Project No. P3096-OFF issue 2.1 by Michael Alexander, P3096_Auditreviewcomments_tracker240117, Updated movement monitoring specification Ref: Project No. P3096 dated January 2017 by Michael Alexander Version 1.0 , Revised Geotechnical, Hydrogeological & Ground Movement Assessment by LBH Wembley dated January 2017 Version 2.0., 2631 Bayham Street RPT Approval in principle 01, email chain by LBH Wembley dated 13/7/17, R2 - Noise Impact Assessment J 02682R2, 1030_01_P1: Location Plan, 1030_02_P1: Roof Plan (existing), 1030_03_P1: East Elevation (existing), 1030_04_P1: West Elevation (existing), 1030_05_P1: Section AA (existing), 1030_06_P1: Section BB (existing), 1030_07_P1: Section CC (existing), 1030_08_P1: Section DD (existing), 1030_09_P2: Ground Floor Plan (existing), 1030_10_P1: First Floor Plan (existing), 1030_11_P1: Second Floor Plan (existing), 1030_21_P3 (MMA) Proposed upper first floor plan (new roof plan), 1030_17_P6: (MMA) Proposed section CC (new roof plan), 1030_22_P3 (MMA) Proposed second floor plan, 1030_21_P3 (MMA) Proposed upper first floor plan, 1030_18_P4 (MMA) Proposed section DD, 1030_17_P6 (MMA) Proposed section CC, 1030_17_P6 (MMA) Proposed section CC (new roof plan), 1030_16_P4 (MMA) Proposed section BB, 1030_14_P6 (MMA) Proposed west elevation, 1030_12_P5 (NMA) Proposed roof plan, 1030_23_P5 (MMA) Proposed basement plan, 1030_20_P3 (MMA) Proposed first floor plan, 1030_19_P5 (MMA) Proposed ground floor plan, 1030_15_P3 (MMA) Proposed section AA, 1030_13_P3 (NMA) Proposed east elevation.

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

Informative(s):

1 Reason for granting.

The proposal includes additional rooflights to the rear warehouse area and main roof to allow more light and ventilation, which was established to be acceptable in principle within the previous applications and would not be seen within the public realm.

The change to the front fenestrations namely to create a double door instead of single door is to allow large furniture to fit through into the building.

The proposals are considered not to materially affect the appearance of the approved building or the character or appearance of the Camden Town conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approvals granted on 15/08/2017 ref: 2016/4482/P and 26/04/17 ref: 2015/6036/P.

In the context of the permitted scheme, it is considered that the amendment would

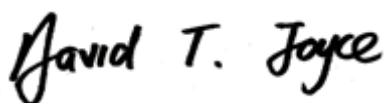
not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 2 You are advised that this decision relates only to the rooflights and front doors highlighted on the plans set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 15/08/2017 under reference number 2016/4482/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

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