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Application Ref: **2017/7083/P**
Please ask for: **Stuart Clapham**
Telephone: 020 7974 **3688**

30 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
17 East Heath Road
London
NW3 1AL

Proposal: Retention and underpinning of existing retaining wall at lower ground level as an amendment to 2016/6107/P.

Drawing Nos: Superseded plans: P_02, P_11, P_12, Structural Methodology Report (FormSD) Rev. P2 Nov 2016.
Revised plans: P_02 Rev. A, P_11 Rev. A, P_12 Rev. A, Structural Methodology Report Rev. P3 Dec 2017.

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 2016/6107/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- [Location Plan - P_00; P_01 ; P_02 Rev. A ;P_03 ;P_04 ;P_05 ;P_06 ;P_07 ;P_08 ;P_11 Rev. A ;P_12 Rev. A; P_13;P_14; P_15; P_16;



P_17; P_18; P_19; P_20;P_21; P_22; Design and Access Statement (MWA), Rev A; Photographic Room Survey (MWA); Door Schedule (MWA); Window Schedule (MWA); Heritage Statement Nov 2016 (AH); Structural Methodology Report (FormSD) Rev P3 December 2017; Basement Impact Assessment (CGL), Rev 3; Landscape Proposal (JDL) November 2016; Heritage Statement July 2016 (AH); SUDs Assessment (Spillways); Movement Monitoring Specification (FormSD), Rev P3.]

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

Informative(s):

1 Reason for granting approval-

During construction related to 2016/6107/P, a concrete retaining wall was discovered at the boundary with 3 Squire's Mount as well as existing underpinning of the party wall with 16 East Heath Road. The proposed non-material amendment would retain and underpin the concrete retaining wall and incorporate it within the basement extension. While the existing underpinning does not impact upon the approved works it has been necessary to amend the existing plans contained within the Structural Planning Report to reflect this. The proposed retention of the retaining wall is considered acceptable since it will be incorporated within an internal lower ground wall not visible from the public realm. Both this and the inclusion of the pre-existing underpinning are minor and do not materially alter the design or amenity impact of the approved scheme. The Council's third party basement consultants confirm that the proposed revision would not materially alter the previously approved BIA details.

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 17th July 2017 under reference number 2016/6107/P.

2 You are advised that this decision relates only to the retaining and underpinning of the retaining wall and the inclusion of the existing underpinning into the plans and shall only be read in the context of the substantive permission granted on 17 July 2017 under reference number 2016/6107/P and is bound by all the conditions 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

Executive Director Supporting Communities

2017/7083/P

David T. Joyce

David Joyce
Director of Regeneration and Planning

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