

Bethan Hawkins
RPS
140 London Wall
London
EC2Y 5DN

Application Ref: **2017/6720/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

9 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
140-146 Camden Street
London
NW1 9PF

Proposal: Alterations to Block A lightwell and railings, omission of GF balcony, removal of courtyard lightwell, repositioning of Block B access, re-arrangement of wheelchair unit at GF, lighting design, addition of private terraces in courtyard, security fencing, commercial access repositioned, GF recess omitted, stair access to communal terrace added, changes to window design and faience columns and repositioning of lift of planning permission 2014/7908/P granted 11/05/2017 and amended by 2017/1407/P (for demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising commercial floorspace (flexible B1 use class) and 52 residential units).

Drawing Nos: Superseded Drawings: D-CSC3-A110-D; D-CSC2-A111-D; D-CSC3-A112-E; D-CSC3-A113-E; D-CSC3-A114-E; D-CSC3-A115-E; D-CSC3-A116-E; D-CSC3-A117-E; D-CSC3-A118-E; D-CSC3-A119-E; D-CSC3-A120-E; D-CSC3-A121-E; D-CSC3-A122-B; D-CSC3-A123-B; D-CSC3-A211-D; D-CSC3-A212-E; D-CSC3-A213-E; D-CSC3-A214-D; D-CSC3-A215-E; D-CSC3-A216-E; D-CSC3-A311-D; D-CSC3-312-C; D-CSC3-313-C; and D-CSC3-314-E; and D-CSC3-A315.

Proposed Drawings: D-CSC3-A110-E; D-CSC3-A111-E; D-CSC3-A112-F; D-CSC3-A113-G; D-CSC3-A114-F; D-CSC3-A115-F; D-CSC3-A116-F; D-CSC3-A117-F; D-CSC3-A118-F; D-CSC3-A119-F; D-CSC3-A120-F; D-CSC3-A121-F; D-CSC3-A122-C;



D-CSC3-A123- C; D-CSC3-A211-E; D-CSC3-A212-F; D-CSC3-A213-F; D-CSC3-A214-E; D-CSC3-A215- F; D-CSC3-A216-F; D-CSC3-A311-E; D-CSC3-312-D; D-CSC3-313-D; and D-CSC3-314-F; D-CSC3-A315-A, D-CSC3-A700 and D-CSC3-A701.

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.2 of planning permission 2014/7908/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2
Approved plans I/II

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

Existing Drawings: D-CSC3-A100; D-CSC3-A101; D-CSC3- A102; D-CSC3-A103; D-CSC3-A104; D-CSC3-A105; D-CSC3-A201; D-CSC3-A202; D- CSC3-A203; DCSC3-A204; D-CSC3-A205; D-CSC3-A206; D-CSC3-A207; D-CSC3- A208; and D-CSC3-A209.

Demolition Drawings: Demolition Plan - Site Plan D-CSC3-A.200; Demolition Plan - Lower Ground floor D-CSC3-A.201; Demolition Plan -Ground floor D-CSC3-A.202; Demolition Plan - 1st floor D-CSC3-A.203; Demolition Plan - Section AA D-CSC3A.204; Demolition Plan - Section BB D-CSC3-A.205; Demolition Plan - Section CC D-CSC3-A.206.

Proposed Drawings: D-CSC3-A110-E; D-CSC3-A111-E; D-CSC3-A112-F; D-CSC3-A113-G; D-CSC3-A114-F; D-CSC3-A115-F; D-CSC3-A116-F; D-CSC3-A117-F; D-CSC3-A118- F; D-CSC3-A119-F; D-CSC3-A120-F; D-CSC3-A121-F; D-CSC3-A122-C; D-CSC3-A123- C; D-CSC3-A211-E; D-CSC3-A212-F; D-CSC3-A213-F; D-CSC3-A214-E; D-CSC3-A215- F; D-CSC3-A216-F; D-CSC3-A311-E; D-CSC3-312-D; D-CSC3-313-D; and D-CSC3-314-F; D-CSC3-A315-A, D-CSC3-A700 and D-CSC3-A701.

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

Informative(s):

1 Reason for granting approval:

The changes to the lightwell and railings in Block A do not affect the overall appearance of the elevation. The changes to the courtyard are within the site and would not be visible from anywhere. The drawings have been revised since submission to ensure the wheelchair accessible unit complies with the Camden accessible unit standard. The proposed stair enclosure would not be overly visible and would not harm the appearance of the proposed development being a lightweight box. The remainder of the changes including the lighting design, introduction of private terraces and changes to the commercial entrance are

considered non-material in the context of the wider development.

Overall, the proposed amendments to the approved scheme, would not significantly alter the appearance of the building and nor would they have any impact on amenity for neighbouring properties.

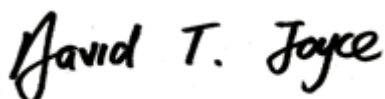
The planning and appeal history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 11/05/2017 under reference number 2014/7908/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development.

- 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 11/05/2016 under reference number 2014/7908/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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