

Kevin Goh  
Cullinan Studio  
5 Baldwin Terrace  
London  
N1 7RU

Application Ref: **2018/1456/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

20 April 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**85 Camden Mews**  
**London**  
**NW1 9BU**

Proposal: Various alterations, including a cutback to eaves and minor changes to rear fenestration, to the planning permission granted 06/01/2017 (ref 2014/4726) for Erection of two storey side and rear extensions following demolition of existing garage and rear extension, replacement roof, and excavation of basement

Drawing Nos: Superseded drawings: 85\_CM\_P13 Rev P01; 85\_CM\_P30 Rev P01  
Replacement drawings: 85\_CM\_P13 Rev P02; 85\_CM\_P30 Rev P02

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 2014/4726/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:



Site Location Plan 85\_CM\_P01 Rev P01; P02b Rev P01; P03 Rev P01; P04 Rev P01; P05 Rev P01; P06 Rev P01; P07 Rev P01; P10 Rev P01; P11 Rev P01; P12 Rev P02; P13 Rev P02; P20 Rev P01; P30 Rev P02; P40 Rev P01; P60; P61; P100; P101; 85\_CM\_BIA\_01 Rev B; 02 Rev A; 03 Rev B; 06 Rev A; 07 Rev A; Design and Access Statement Rev P01 by Cullinan Studio dated 18/07/2014; Construction Management Plan dated 17th August 2015; Construction Management Programme dated 17th August 2015; Basement Impact Assessment (Site Investigation) by Southern Testing dated January 2015; Structural Engineers Construction Method Statement Rev P3 by Axiom Structures dated April 2015; Outline Structural Calculations by Axiom Structures Ltd dated April 2015 Rev P1; Structural Stability Report Rev B by John Romer; Ground Movement Report by Geotechnical Consulting Group dated 05/03/2015; Structural Calculations by CS Ltd dated March 2015; Basement Impact Assessment (Screening/Scoping Report) by Southern Testing dated January 2015; BIA Assumed Construction Sequence; Construction Method Statement by West Design and Build dated October 2014 Independent Review by LBH Wembley dated 08/12/2014; Independent Review (Updated) by LBH Wembley dated 23/03/2015; Email from LBH Wembley dated 15/04/2015; Email from LBH Wembley dated 14/05/2015

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

#### Informative(s):

##### 1 Reason for granting approval-

It is proposed to remove a 4.1m x 400mm section of eaves along the north eastern side of the roof so it does not overhang the neighbouring property, in line with the party wall agreement. This would require a minor realignment of the chimney. It is also proposed to omit the columns from the rear corners of the building.

Minor changes are also proposed for the fenestration at the rear by giving the first floor windows a simpler design, similar to the original windows. At ground and basement levels it is proposed to insert a 5.6m high x 1m wide fixed window, to replace a row of 3 x 2.2m high sashes with folding doors measuring 2.5m high x 2.9m wide at ground floor level and to reduce the width of the sliding doors at basement level.

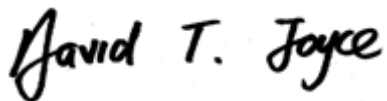
The proposed amendments would have a minimal affect on the approved development in terms of its design and appearance, and would have no impact on the character or appearance of the conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 24/03/2015 under ref 2013/2797/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance or impact on neighbour amenity. 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 06/01/2017 under reference number 2014/4726/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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning

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