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Application Ref: **2018/1713/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

14 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
39-45 Kentish Town Road
London
NW1

Proposal: Alterations to landscaping and access to Building DE; replacement of south elevation door with window; and alterations to south elevation brickbase detail (all within Area E) as amendments to 6-storey mixed use development ref. 2015/1937/P granted on 29/09/2015.

Drawing Nos:
Superseded: EP_(00)_1200 P01 and EP_(00)_2000 P03
Amended: EP_(00)_1200 P02 and EP_(00)_2000 P04

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 2015/1937/P dated 29/09/2015 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:



Approved plans:

EP_(00)_ 1000 P01, EP_(00)_ 1190 P01, EP_(00)_ 1200 P02, EP_(00)_ 1210 P01, EP_(00)_ 1220 P01, EP_(00)_ 1230 P01, EP_(00)_ 1240 P01, EP_(00)_ 1250 P02, EP_(00)_ 1260 P02, EP_(00)_ 2000 P04, EP_(00)_ 3000 P01, TF752/TS/101, Sketch numbers SK034, SK035, SK036.

Approved documents:

Town Planning Statement prepared by Gerald Eve (March 2015), Transport Statement prepared by Arup (30 March 2015), Sustainability Statement prepared by Hoare Lea (30th March 2015), Statement of Community Involvement prepared by London Communications Agency (March 2015), Geotechnical and Geoenvironmental Interpretative Report - Revision 2 prepared by CGL (March 2015), Energy Strategy prepared by Hoare Lea Rev B (30th March 2015), Drainage Philosophy Statement Rev 3 prepared by Walsh Associates (25/03/2015), Internal Daylight and Sunlight Report prepared by Daylight + Solar Design (March 26, 2015), Daylight and Sunlight Report prepared by GIA (24th March 2015), Basement Impact Assessment Revision 2 prepared by CGL (March 2015), A Written Scheme of Investigation for a programme of Archaeological mitigation during the Camden Lock Village redevelopment, Air Quality Assessment prepared by Waterman (March 2015), Acoustic Strategy for Planning prepared by Hoare Lea, Access Statement for Planning prepared by Arup (30 March 2015), Counterfactual Study prepared by AHMM (30th March 2015), Design and Access Statement prepared by AHMM (March 2015), Financial Viability Report prepared by Gerald Eve (March 2015) (due to commercial sensitivity this report is confidential).

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

Informative(s):

1 Reason for granting approval:

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 29/09/2015 under reference number 2015/1937/P (as amended by non-material amendment application granted on 11/01/2017 under reference 2016/6126/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 on nearby occupiers.

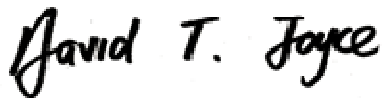
The amendments sought include changes to the previously proposed landscaping and access to Building DE; the replacement of south elevation door with a window to match the existing fenestration; and amendments to the south elevation brick base detail. The proposed amendments are necessary as a result of level change requirements for the National Grid joint bay along the canal towpath.

These proposals are considered to have limited visual impact on the overall appearance of the development and would not introduce any new amenity impacts on nearby residential occupants in terms of outlook, daylight or privacy. The proposals are therefore considered to be non-material alterations to the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 29/09/2015 under reference number 2015/1937/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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning

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