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Application Ref: **2018/1467/P**  
Please ask for: **Nora-Andreea  
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30 May 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**4-5 Coleridge Gardens**  
**London**  
**NW6 3QH**

Proposal: Alterations to windows and external staircase on west elevation, additional rooflight and alterations to windows on east and north elevations, new SVP and boiler flues, within the extensions granted under 2014/2762/P, subsequently varied under 2016/6935/P dated 08/06/2017.

Drawing Nos: Superseded plans: 139/PL110A; 139/PL111A; 139/PL112.

Plans for approval: 139/PL113A; 139/PL114; 139/PL116C.

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 purpose of this decision, condition 3 of permission 2016/6935/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: 139/PL113A; 139/PL114; 139/PL116C.

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

Informative(s):

1 Reasons for granting permission:

The previous permission was granted under 2014/2762/P, subsequently varied under 2016/6935/P dated 08/06/2017.

The proposed amendments include:

a) Alterations to the windows on west elevation from two wide windows at first and second floors with 8 smaller windows.

Due to changes to the internal layout, the west side of the building has been reconfigured to accommodate toilets and shower rooms. As such, the fenestration alterations would reflect this change in internal layout. The proposed smaller windows would relate to the openings already established under the parent planning application at first and second floor levels, following a linear rhythm. They are considered to respond positively to the character and appearance of the host building and rear elevation. All windows should be obscure glazed in order to avoid harmful overlooking.

b) Relocation of the external staircase closer to the building and reduction in its expansion and timber enclosure.

Due to changes to the internal layout the external staircase is no longer required as a means of escape. As such, the proposed staircase would have a reduction in diameter from 2.2m to 1.5m and would be moved adjacent to the recessed rear wall. The proposed relocation and reduction in size of the staircase and its timber enclosure, are considered to preserve the appearance of the host building and extensions approved under the parent planning application and therefore is acceptable.

c) Installation of one small window on south elevation.

Under the parent planning application 2014/2762/P granted on 28/10/2014, the proposals included double windows on all levels. The current proposal is to introduce a small obscure glazed window at ground floor level on the south elevation to accommodate a toilet. The proposed window is considered to preserve the appearance of the building, and that it would not cause harm to the amenity of the neighbouring occupiers.

d) No. 2 new rooflights on the west end of the barrel roof.

The proposed no. 2 rooflights would have a similar size and design as the ones previously approved under the parent planning application. They will follow the rhythm of the existing ones and provide additional light within the office space

below. They are considered to preserve the appearance of the host building and the extensions approved under the parent planning application.

e) Amendments to the windows on north and south elevations.

The proposal is to include lintels to all windows along Belsize Road and Goldhurst Terrace, which is considered to preserve the character and appearance of the building and wider conservation area. On the north elevation 2 additional small windows are proposed at ground and first floor levels to accommodate toilets. The proposed two windows would follow the position of the windows part of the parent development and would be obscure glazed to avoid harmful overlooking.

f) Pipes to include boiler flues on south elevation.

The approved plans part of the parent planning application indicate two pipes adjacent to the recessed west side wall close to the external staircase. The proposal will include the installation of an additional pipe. Overall, the pipes would be thin and extend with a height of 7.8m which is lower than the ridge of the barrel roof. The proposed pipes due to their location and projection would be considered acceptable.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

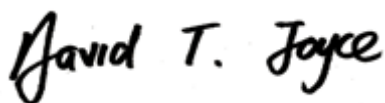
The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new design or amenity issues or alter the substance of the approved development.

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You are advised that this decision relates only to the changes highlighted on the plans and set out in the description above, and shall only be read in the context of the substantive permission granted on 08/06/2017 as varied under application ref number 2016/6935/P, and initially granted under application ref 2014/2762/P.

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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