

Mr. Connor Coulson
BB Partnership Ltd.
Unit 33
10 Hornsey Street
London
N7 8EL

Application Ref: **2018/3091/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

17 October 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
16 Rochester Mews
London
NW1 9JB

Proposal: Various minor design and layout changes to floorplans and elevations, as an amendment to planning permission ref 2014/5510/P dated 30/03/15 for demolition of existing Class B1/B8 unit and erection of a 4 storey building containing replacement business space (Class B1/B8) on ground floor and five self-contained flats (Class C3) plus balconies on 1st-3rd floors.

Drawing Nos:

Superseded plans- FES- 06B, 07B, 08B, 10A.

Approved plans- 1721-1I, 2B, 3C, 4D, 5G, 6F, 7D, 8D; 151012-MV-002 rev B; email from Jon Wright dated 14.9.18 with details of vent flues; Non-Material Amendments schedule.

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 ref 2014/5510/P 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- Design and Access Statement Rev B dated January 2015; Lifetime Homes Statement dated August 2014 Rev C; Daylight and sunlight report by GVA dated September 2014; Energy Statement and BREEAM Pre-assessment report by eb7 dated 13th October 2014; FES- 001, 002, 02A, 003, 004, 005, 006, 007, 008, 012A, 014; 1721-1I, 2B, 3C, 4D, 5G, 6F, 7D, 8D; 151012-MV-002 rev B; email from Jon Wright dated 14.9.18 with details of vent flues; Non-Material Amendments schedule.

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

Informative(s):

1 Reason for granting approval-

The amendments comprise a series of minor changes to the elevations and layout of the approved block, as a result of internal changes to the layout of both the flats and the commercial unit. The relocated refuse and cycle stores and the redesigned entrance door continue to meet Council standards on size and dimensions for such storage and vehicular access. The new lift shaft projection at roof level will not materially add to the bulk of the building or affect the character of the area, in the context of the neighbouring block of flats. The minor variations to the front and rear elevations, involving redesigned ground floor entrances, redesigned fenestration on rear 1st floor, new metal balustrades on front 2nd floor and addition of ventilation louvre vents on the side elevation, will not make any material difference to the overall appearance of the host building or character of the streetscene. The amendments to some layouts of upper floor flats do not affect the overall mix or size of the flats.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2014/5510/P dated 30/03/15. 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 and neighbour impact. 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 30/03/15 under reference number ref 2014/5510/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

Executive Director Supporting Communities

2018/3091/P

David T. Joyce

David Joyce
Director of Regeneration and Planning

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