

Steve Walter
SW Planning Ltd
70-74 Cowcross Street
London
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Application Ref: **2018/5357/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

8 November 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
102 Camley Street
London
NW1 0PF

Proposal: Non-material amendment to Condition 8 (landscaping details) of planning permission ref: 2014/4381/P dated 30/03/2015, to change the time trigger from 'prior to occupation' to 'within 3 months of the first occupation' for all hard landscaping works to be completed, as an amendment to 'Demolition of existing warehouse building (Class B8) and redevelopment for a mixed use building ranging from 8-12 storeys comprising 1,620sqm employment floorspace (Class B1), 154 residential flats, the provision of a public ramp access to the Regents Canal towpath, and associated landscaping and other works relating to the public realm'.

Drawing Nos: 1985 A-P-000, TW-TB-01 & SW/18006/E/NMA/1-001

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.8 of planning permission 2014/4381/P dated 30/03/2015 shall be replaced with the following condition:

REPLACEMENT CONDITION 8:

All hard and soft landscaping works shall be carried out in accordance with the



approved landscape details within 3 months of the first occupation of the residential units, or in the case of soft landscaping by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP31 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The proposal is to alter the time trigger of condition 8 (hard and soft landscaping) of planning permission Ref: 2014/4381/P dated 30/03/2015, requiring the hard landscaping works to be completed within 3 months of first occupation of the residential units, rather than prior to first occupation.

Delays in the early external works programme have had ongoing impacts on the timescale of the landscaping process, meaning the hard landscaping cannot be completed prior to the first occupation of the residential units (due to begin mid-November).

A non-material amendment to the scheme is sought is to allow hard landscaping works to be completed within 3 months of the first occupation of the residential units. The soft landscaping would be completed by the end of the first planting season following completion of the development (in accordance with the existing wording of Condition 8).

The proposed amendment is considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. The proposal would not impact on the amenities of nearby occupants or future occupiers of the building to a significant degree, and would not harm the design of the overall scheme. It can therefore be treated as a non-material amendment to the original proposal, and is considered acceptable.

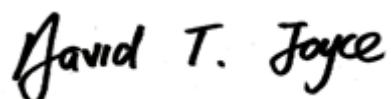
The full impact of the proposed development has already been assessed by virtue of the original approval Ref: 2014/4381/P dated 30/03/2015. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development, or impact on nearby occupiers.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the

substantive permission granted under Ref: 2014/4381/P dated 30/03/2015, 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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