

Mr Tom Slater

21st Architecture Ltd  
314 Goswell Road  
London  
EC1V 7AF

Application Ref: **2018/6077/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

6 February 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Marine Ices  
8 Haverstock Hill  
45-47 Crogsland  
London  
NW3 2BL**

Proposal: Alterations to internal unit configuration as an amendment to planning permission ref. 2015/0487/P (dated 22/12/2016) for (Demolition of existing buildings, with retention of facade at 45-47 Crogsland Road and construction of a part 4/part 5 storey building with basement comprising flexible use of cinema (class D2) at basement and ground level with ancillary restaurant and bar (class A3/A4) at ground level or retail class (class A1 at basement and ground floor level and 19 residential dwellings (8 x 1 bed, 9 x 2 bed and 2 x 3 bed units) on upper floors)

Drawing Nos: Additional drawings:

265\_PL1\_GA\_01 Rev\*; 265\_PL1\_GA\_02 Rev\*; 265\_PL1\_GA\_03 Rev\*;  
265\_PL1\_GA\_04 Rev\*

Superseded drawings:

177\_GA\_00 L; 177\_GA\_01 J; 177\_GA\_02 H; 177\_GA\_03 H

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. 2015/0487/P granted on 22 December 2016 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:

177\_GA\_-01 F; 177\_GA\_04 K; 177\_GA\_05 J; 177\_GA\_-01R A; 177\_GA\_00R D; 177\_GA\_-01S; 177\_GA\_00S B; 177\_GE\_00 F; 177\_GE\_01 G; 177\_GE\_02 F; 177\_GE\_03 F; 177\_GS\_00 F; 177\_GS\_01 E; 177\_GS\_02 F; 177\_BS\_00 A; 177\_BS\_01 B; 177\_BS\_02 A; 177\_LFT\_00 A; 177\_LFT\_01 A; 177\_WHC\_00 A; 177\_PL\_01 A; 265\_PL1\_GA\_01 Rev\*; 265\_PL1\_GA\_02 Rev\*; 265\_PL1\_GA\_03 Rev\*; 265\_PL1\_GA\_04 Rev\*; Daylight and Sunlight Report; Energy Strategy (Cinema); Energy Strategy (retail); Sustainability Statement; Air Quality Assessment; Noise Report; Construction Management Plan; Basement Impact Assessment; Methodology Document; Planning Statement; Statement of Community Involvement; Structural Engineer's Report; Transport Statement; Envirocheck; Design and Access Statement; Market Demand Letter; Heritage and Townscape Statement

### Informative(s):

- 1 The proposed alterations relate solely to the internal configuration of the residential units following detailed design stage. This has arisen for a number of reasons including layout changes to two units to achieve compliance with M4(3); the addition of en-suites and/or additional storage; M+E coordination resulting in an enlarged riser; and revisions to wall positioning and thickness associated with detailed structural design.

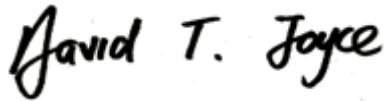
In no instance would the alterations materially reduce the quality of residential accommodation and all units would remain compliant with national space standards.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 22/12/2016 under ref. 2015/0487/P. In the context of the permitted scheme, it is considered that the amendment 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 internal reconfiguration of residential units and shall only be read in the context of the substantive permission granted on 22/12/2016 under ref.2015/0487/P and is bound by all the conditions 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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