

Mr David Whittington
Savills
33 Margaret Street
London
W1G0JD

Application Ref: **2019/2060/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

8 May 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Maryon House
115-119 Goldhurst Terrace
London
NW6 3EY

Proposal: Amendments (including variation of wording of condition 4 and minor internal alterations to internal doorway widths, partitions and staircases) to planning permission ref: 2016/3545/P dated 11/05/2018 for the construction of a four storey residential building with basement to provide 11 residential units (3 x 1 bed, 6 x 2 beds and 2 x 3 beds), associated landscaping and refuse store to the front of the site following demolition of existing four storey residential building.

Drawing Nos:

Superseded drawings: P090A, P100A, P110C, P120A, P130A

Amended drawings: 290-10, 290-11, 290-12, 290-13, 290-14

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.3 of planning permission 2016/3545/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 (Prefix: 15033-) P010; X100; X110; X120; X130; X310; X311; D100; D110; D120; D130; D310; D311; 290-10; 290-11; 290-12; 290-13; 290-14; P140A; P210A; P211A; P212A; P213A; P310A; P311A; D15000 Rev P1; D15001 Rev P1.

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

For the purposes of this decision, condition no.4 of planning permission 2016/3545/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The dwellings hereby approved shall be designed and constructed in accordance with the following standards:

- a. Unit 5 shall be in accordance with Building Regulations Part M4 (3) as a unit easily adaptable for occupation by a wheelchair user.
- b. Units 3, 4, 5, 10 & 11 shall be in accordance with Building Regulations Part M4 (2).
- c. Units 1, 2, 6a, 6b, 7, 8 & 9 shall be in accordance with Building Regulations Part M4 (2) in all regards aside from their bathroom size.

Evidence demonstrating compliance with the above should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission:

The non-material amendment application relates to the variation of the wording of condition 4 which required all dwellings to be designed and constructed in accordance with Building Regulations Part M4(2). During the course of the original application (reference 2016/3545/P) changes were made to the size, design and layout of the proposed building to overcome Officer's concerns regarding the massing of the building. However, the approved amendments meant that the site was unable to fully meet Part M4(2). Although this was accepted by Planning and Access Officers at the time, the final condition wording does not take account of this and was added to the decision notice in error.

It is proposed to vary the wording of condition 4 so as to accurately reflect the proposed building layout and secure those specific units which can meet either Part M4(3) or Part M4(2) of the building regulations. The non-material amendment

application also includes minor changes to the internal layout of the flats so as to allow compliance with as many of the requirements of part M4(2) as possible, so that the only aspect of the regulations which seven of the flats would not comply with would be their bathroom size.

The proposed amendments would not result in any physical change to the appearance or layout of the units as already approved, would not alter the external appearance of the building, and would not change the number of units, nor would they introduce any new amenity impacts.

Given the fact that the non-compliance with all aspects of Part M4(2) was acknowledged and considered acceptable at application stage, the proposed variations are considered to be non-material changes to the previously approved scheme.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 11/05/2018 under ref: 2016/3545/P.

- 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 on 11/05/2018 under reference number 2016/3545/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope
Chief Planning Officer

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