

Mr Mandip Sahota
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46 James Street
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Application Ref: **2019/0032/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

1 July 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
36 Lancaster Grove
London
NW3 4PB

Proposal: Amendment of planning permission dated 28/06/2017 ref 2016/5813/P (for Change of use of part of former fire station to provide 5 self-contained residential units and installation of cycle parking enclosure), namely to allow various minor internal and external alterations to all flats.

Drawing Nos: Superseded plans- 502; 504B; 005B; 510; 511; 512; 513; 514;
Proposed plans- (all prefix BFS-THA-PR) PA-010-P3, AL-090-P4, PA-100-P3, PA-110-P3, PA-120-P3, PA-140-P3, PA-300-P3, PA-310-P3, PA-320-P3, PA-330-P3, AL-200-P5, AL-400-P8, AL-340-P4, AL-410-P7, AL-411-P7, AL-620-P5, AL-621-P5, AL-622-P2, AL-623-P7, AL-624-P3, AL-640-P4, AL-810-P4

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 2016/5813/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-

(all prefix BFS-THA-PR) PA-010-P3, AL-090-P4, PA-100-P3, PA-110-P3, PA-120-P3, PA-140-P3, PA-300-P3, PA-310-P3, PA-320-P3, PA-330-P3, AL-200-P5, AL-400-P8, AL-340-P4, AL-410-P7, AL-411-P7, AL-620-P5, AL-621-P5, AL-622-P2, AL-623-P7, AL-624-P3, AL-640-P4, AL-810-P4.
501; 090A; 203; 204; 214; 600; 602; 603; 610; 612.

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 internal layout of both approved schemes for the overall fire station, as a result of working up details and new survey information. The plans as revised are now considered acceptable. The basement floor flats as well as their associated lightwells are lowered by 85mm and the 2 new western side extensions have a lower floor level of 200mm. These additional excavations are minor and, being above the existing foundation footings, will have no impact on stability or hydrology. The south facing lightwell steps and walls are slightly amended in configuration, the dormer cheeks are slightly widened to match the existing courtyard dormers and the approved roof access hatch is replaced by a ventilation opening. These will have no material impact on the elevations. All flats have rearranged internal layouts on all floors, including the creation of an additional bedroom to a 1 bedroom unit. These do not harm any historic fabric or room proportions and do not materially affect the overall numbers, mix or size of the flats.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2016/5813/P dated 28/06/2017. 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 ref 2016/5813/P dated 28/06/2017 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

Executive Director Supporting Communities

2019/0032/P



Daniel Pope
Chief Planning Officer

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