

Mrs Patricia Johnson
PRP
Ferry Works
Summer Road
Thames Ditton
KT7 0QJ

Application Ref: **2019/2202/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

9 July 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Vacant site adjacent to No 11 Crogsland Road
London
NW1 8HF

Proposal: Alterations to planning permission ref 2015/0921/P granted 07/07/2016 (for Redevelopment of vacant site by the erection of a 6 storey building comprising a day centre on the ground floor and 38 extra-care residential flats on the upper floors, plus roof terraces, communal gardens and minibuses parking), namely 2 additional windows on rear ground floor, additional louvres on rear and side elevations, reduction in height of rear walkway glazed guarding to 1100mm, and omission of roof plant screening.

Drawing Nos: Superseded plans- AA4796- 2006E, 2040B.
Proposed plans- annotated plans by PRP dated 4.6.19; AA4796C-3001 rev D, 4037 rev I, 4038 rev J, 4039 rev C.

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.20 of planning permission 2015/0921/P shall be replaced with the following condition:

REPLACEMENT CONDITION 20-



The development hereby permitted shall be carried out in accordance with the following approved plans- Proposed- AA4796- 2000D, 2005B, 2007E, 2010C, 2013, 2020D, 2021, 2023, 2024, 2041A, 2042B; annotated plans by PRP dated 4.6.19; AA4796C-3001 rev D, 4037 rev I, 4038 rev J, 4039 rev C; Design and Access Statement, revised 13.3.15 (by PRP), Affordable Housing Statement (by CBRE), Air Quality Assessment (by Ramboll), Contamination Report (by PBA), Construction Management Plan (by EC Harris), Daylight & Sunlight Assessment and associated appendices (by GVA), Energy Statement (by URS), Ecological Report (by Greengage), Flood Risk Assessment (by Peter Brett Associates), Noise Impact Assessment (by Ramboll), Planning Statement (by CBRE), Statement of Community Involvement (by CBRE), Sustainability Statement (by URS), Transport Statement (by Peter Brett Associates), Arboricultural Report, revised 13.5.15 (by Greengage), UXO Report (by Zetica).

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 of the approved scheme, as a result of working up details, meeting building regulations and changed client requirements. The changes comprise 2 additional small windows at rear ground floor, 13 new louvres scattered on rear and side elevations to meet M&E requirements, approved rear walkway glazed screens reduced in height to meet fire regulations, and approved roof plant screens removed due to the reduction in size of plant. The changes are relatively minor in the context of the large block and mainly affect the rear elevation so will have no impact on the streetscene. They are considered acceptable in design terms and do not alter its overall quality, appearance or bulk.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2015/0921/P granted on 07/07/2016. 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 2015/0921/P granted on 07/07/2016 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.