

Dean Jordan  
DP9 Ltd  
100  
Pall Mall  
SW1Y 5NQ

Application Ref: **2019/2089/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

9 August 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**48-56  
Bayham Place  
London  
NW1 0EU**

Proposal: Amendments to windows, replacement of window with perforated screen, omission of projecting hoist beam, reduction in width of windows, amendment to brick parapet height, installation of maintenance rail and ladder, alteration to location of PV panels and rooflights approved under planning permission 2017/2739/P dated 25/10/2017.

Drawing Nos: Superseded Drawings: PL2-0104 Rev PL01, PL2-0105 Rev PL01, PL2-0106 Rev PL00, PL2-0107 Rev PL00, PL2-0200 Rev PL-00, PL2-0201 Rev PL-00, PL2-0202 Rev PL-00, PL2-0203 Rev PL-00

Revised Drawings: PL2-0104 Rev PL-A, PL2-0105 Rev PL-B, PL2-0106 Rev PL-A, PL2-0107 Rev PL-A, PL2-0200 Rev PL-A, PL2-0201 Rev PL-B, PL2-0202 Rev PL-B, PL2-0203 Rev PL-B

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



2017/2739/P dated 25/10/2017 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: The development hereby permitted shall be carried out in accordance with the following approved plans: PL-E-0000 Rev PL-E-00, PL2-E-0101 Rev PL-00, PL2-E-0102 Rev PL-00, PL2-E-0103 Rev PL-00, PL2-E-0106 Rev PL-00, PL2-E-0300 Rev PL-00, PL2-E-0301 Rev PL-00, PL2-E-0302 Rev PL-00, PL2-E-0303 Rev PL-00, PL2-E-0200 Rev PL-00, PL2-0101 Rev PL-01, PL2-0102 Rev PL-00, PL2-0103 Rev PL-00, PL2-0104 Rev PL-A, PL2-0105 Rev PL-B, PL2-0106 Rev PL-A, PL2-0107 Rev PL-A, PL2-0300 Rev PL-00, PL2-0301 Rev PL-00, PL2-0302 Rev PL-00, PL2-0200 Rev PL-A, PL2-0201 Rev PL-B, PL2-0202 Rev PL-B, PL2-0203 Rev PL-B, PL2-0212 Rev PL-00, PL2-0222 Rev PL-00, P469/S/08, P469/S/07. Daylight, Sunlight and Overshadowing Report by Point Surveyors dated May 2017, Sustainability Strategy and Energy Assessment by Carbon Plan dated April 2017, Acoustic Planning Report by Sandy brown dated 11 May 2017, and letter from DP9 dated 31 August 2017.

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

#### Informative(s):

1 Reason for granting approval-

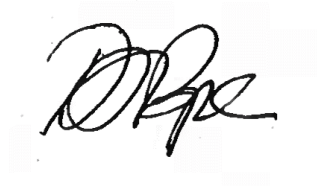
The application includes a number of amendments (detailed within the submitted design document) to various elevations and at roof level. Whilst there are a number of amendments, they are considered to be minor alterations to the design of the development and when considered cumulatively remain in keeping with the overall character and appearance of the approved scheme. It is considered that given the siting and nature of the works in the context of the parent application they would not materially affect the development, in terms of its appearance or the impacts of it.

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 original approval granted on 25/10/2017 reference 2017/2739/P. In the context of the permitted scheme, it is not considered that the amendments would 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 shall only be read in the context of the substantive permission granted on 25/10/2017 under reference number 2017/2739/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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer

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