

Mr Diarmuid O'Sullivan
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Norway Wharf
24 Hertford Road
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Application Ref: **2019/3249/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

12 September 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Land Adjacent to 23 Carol Street
London
NW1 0HT

Proposal: Non-material amendment to planning permission 2017/5590/P dated 05/07/18 for 'Erection of a three storey plus basement building to provide live-work unit (Class Sui Generis) comprising artist's studio with 2 bedroom flat (Sui Generis) at 1st and 2nd floor with terrace at 1st floor, balcony at 2nd floor (east elevation), service yard and associated landscaping and access works' approved; namely:

reduced footprint for basement; external lift relocated internally; front pavement lights removed; addition of pavement lights to studio entrance, relocation of studio bin store; alteration to studio entrance doors; 2-storey lean-to part of building on west side moved approx 0.5m north; balcony moved approx 0.6-0.9m north; replacement of standing seam zinc roof with single ply membrane roof and zinc flashings; minor changes to window & door configurations; and replacement of zinc cladding with timber cladding to ground and first floor on rear elevation.

Drawing Nos:
Superseded: CRL/GA/: 101/M; 102/P; 103/H; 104/H; 105; 201; 202; 000/V; 001/Z;
002/W; 003/X; 004/H

Proposed: CRL/GA/: 101/Q; 102/R; 103/K; 104/K; 105/B ; 201/B; 202/B; 000/Y; 001/AB;
002/Z; 003/Z; 004/K



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 2017/5590/P 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:

Site Location Plan (CRL/LO/001/G)

Existing drawings: CRL/SU/: 301/A; 101/A; 102/A; 103/A; 201/A; 001/G

Proposed drawings: CRL/GA/: 101/Q; 102/R; 103/K; 104/K; 105/B ; 201/B; 202/B; 000/Y; 001/AB; 002/Z; 003/Z; 004/K

Supporting documents: Planning Statement prepared by Firstplan dated October 2017; Design Statement prepared by Lisa Shell Architects dated 22nd September 2017; Access Statement; Basement Impact Assessment prepared by Soiltechnics dated 18th April 2018; Construction Method Statement prepared by Engineers HRW dated February 2018; Arboricultural Pre-App Survey and Comments prepared by Arboricultural Design & Consultancy dated 27th April 2015; Arboricultural Report: Root Investigation prepared by Arboricultural Design & Consultancy dated 28th July 2017; Daylight and Sunlight Study prepared by Right of Light Consulting dated 11 September 2017; Sustainability Statement prepared by OR Consulting Engineers dated 10 August 2017; SuDS Assessment and Drainage Strategy prepared by Infrastruct CS Ltd dated July 2017; Transport Note prepared by i-Transport dated 21 September 2017; ITL13151-SK-004; Cover letter (NMA) prepared by Lisa Shell Architects dated 25th June 2019

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

Informative(s):

1 Reason for granting permission

Individually and cumulatively, the changes are relatively minor compared to 'the larger development' and do not alter the overall design of the 3 storey live work unit. Many of the changes including the reduction in the footprint of the basement, the relocation of the scissor lift internally, relocation of studio bin store and the addition of pavement lights to the studio entrance would not be visible from the public realm. The replacement of zinc with timber cladding on the rear elevation would not be prominent from the public realm due to its size and location.

The replacement of the approved standing seam zinc roof with a single ply membrane roof and zinc flashings would be acceptable as the roof planes would not be visible in the main views from Carol Street and St Mark's Gardens and the visibility of the very shallow pitched main roof would be limited to certain viewpoints. Furthermore these views present a very shallow elevation of the roof

plane and the material would not be apparent at these distances. A suitably coloured product, very similar to zinc, would be specified so that any difference would not be evident.

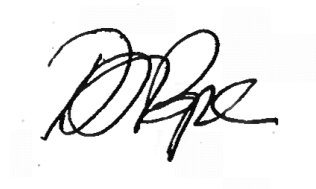
The alteration to the configuration of window and doors on the front and side elevations and the relocation of the balcony so that it would be moved approx. 0.6m to 0.9m north would not raise any concerns regarding neighbouring amenity.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. 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 its appearance, impact on streetscene or impact on neighbour amenities. 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 set out in the description and the application form and shall only be read in the context of the substantive permission granted on 05/07/18 under reference number 2017/5590/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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer

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