

Daniel Rosenfelder
Rosenfelder Associates
10-12 Perrin's Court
London
NW3 1QS

Application Ref: **2019/4303/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

16 December 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Adelaide Road
St Johns Wood Park
Avenue Road
Elsworthy Road
Gloucester Avenue
London
NW1
NW3
NW8**

Proposal: Amendments (including re-siting of poles on Adelaide Road, St Johns Wood Park, Avenue Road, Elsworthy Road, Gloucester Avenue) to planning permission reference 2016/2892/P dated 30/10/2019 for the 'Erection of pairs of poles with clear wire between the poles at 13 locations across the Borough forming part of the North Westminster Eruv'.

Drawing Nos:

Superseded drawings: 881.16 rev A, 881.17A EAST rev A, 881.18B EAST, 881.19A NORTH, 881.19B EAST, 881.23 rev D.

Amended drawings: 881.16 rev B, 881.17A EAST rev D, 881.18B EAST rev A, 881.19A NORTH rev A, 881.19B EAST rev A, 881.23 rev E.



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 2016/2892/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:

881.001 rev. B, 881.002 rev. B, 881.15 rev. C, 881.15.1, 881.16 rev. B, 881.17A EAST rev. D, 881.17B WEST rev. A, 881.18A WEST, 881.18B EAST rev A, 881.19A NORTH rev A, 881.19B EAST rev A, 881.20 rev. B, 881.21 rev. B, 881.22 rev. A, 881.23 rev. E, 881.24 rev. A, 881.25A rev. A, 881.51A and Design, Heritage and Access Statement ref: NWE.881.

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

Informative(s):

1 Reason for granting approval:

The proposed amendments include the re-siting of previously approved pole locations. The relocation is necessary due to the increased size of younger trees in the vicinity of connecting wires since the original drawings were prepared.

Pole B, location 16 would still be located to the north elevation of Boydell Court and would be moved approximately 9m to the west.

Pole A, Location 17 would be moved very slightly - less than 2m to the north of the previously approved location. The proposed drawings include changes to the location of associated pole B which are not considered non-material due to the distance and the new location in front of a different building than originally consulted on. A s73 variation of condition application has since been submitted for this amendment, and an informative will be added to this consent informing the applicant that the revised location for pole B, location 17 is not included within the current approval.

Pole B, Location 18 would be moved 10m to the south of the previously approved location, and would remain in front of the UCL building on Avenue Road.

Location 19 poles would remain as previously approved, but the approved map has been amended to correct an error in the numbering of 54 Avenue Road.

Pole A, Location 23 would remain in front of 40 Gloucester Avenue, but would be moved to the right side rather than left side of the front elevation.

Council's Transport Officers have reviewed the amendments and have no objections to the revised locations.

Due to the nature of the proposals, they are not considered to introduce any new design or amenity impacts given the limited amendments to the previously approved locations. 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 30/10/2019 under reference 2016/2892/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 30/10/2019 under reference number 2016/1436/P and is bound by all the conditions and obligations attached to that permission
- 3 Notwithstanding what is shown on drawing 881.17A EAST rev D, you are advised that the amendment to the location of Pole B, Location 17 is not considered a non-material amendment and is not included within the current consent.

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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