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Application Ref: **2019/4666/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 January 2020

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**St John's Wood Park
Adelaide Road
Windmill Hill
Lower Terrace
Keats Grove
London
NW8 6QT**

Proposal: Amendments (including re-siting of poles on St John's Wood Park, Adelaide Road, Windmill Hill, Lower Terrace and Keats Grove) to planning permission reference 2016/1436/P dated 26/11/2019 for the 'Erection of pairs of poles with clear wire between the poles at 37 locations across the Borough comprising the Camden Eruv'.

Drawing Nos:

Superseded drawings: 868.05A rev B, 868.06 rev B, 868.28A&B.1 rev A, 868.28C&D.1 rev A, 868.30 rev C, 868.42A rev B

Amended drawings: 868.05A rev C, 868.06 rev C, 868.28A&B.1 rev B, 868.28C&D.1 rev B, 868.30 rev D, 868.42A 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.2 of planning permission 2016/1436/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:

868.001 rev. B, 868.002 rev. B, 868.01 rev. B, 868.02 rev. B, 868.03A rev. C, 868.03B rev. C, 868.04A rev. B, 868.04B rev. B, 868.05A rev. C, 868.05B rev. B, 868.06 rev. C, 868.07 rev. B, 868.08, 868.23 rev. A, 868.24A rev. B, 868.24B rev. B, 868.25A rev. A, 868.25B rev. B, 868.26 rev. C, 868.27A rev. B, 868.27B rev. B, 868.28A&B.1 rev. B, 868.28C&D.1 rev. B, 868.30 rev. D, 868.31A rev. A, 868.31B rev. A, 868.31B rev. A, 868.32A rev. B, 868.32B rev. B, 868.33A rev. B, 868.33B rev. B, 868.34A rev. C, 868.34B rev. D, 868.35A rev. C, 868.35B rev. C, 868.37A rev. D, 868.37B rev. D, 868.38A rev. B, 868.38B rev. B, 868.40A rev. A, 868.40B rev. A, 868.41A rev. B, 868.41B rev. C, 868.42A rev. C, 868.42B rev. B, 868.43A rev. D, 868.43B rev. D, 868.43C rev. D, 868.43D rev. D, 868.47A, 868.47B, 868.48 rev. A, 868.49 rev. B, 868.50 rev. C, 868.51 rev. A, 868.52 rev. A, 868.53 rev. D, 868.54 rev. A, 868.55A rev. D, 868.55B rev. D, 868.55C, 868.56 rev. B, 868.57 rev. A, 868.61B rev. B, 868.SK.53 and Design, Heritage, Social Cohesion and Access Statement ref: C.868.

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 A, Location 5 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 5 is not included within the current approval.

Pole A, location 6 would still be located to the north elevation of Boydell Court and would be moved approximately 9m to the west.

Location 28 would remain as previously approved, but the proposed photograph has been amended to replace the previously incorrect version.

Pole A, Location 30 poles would remain in the same location but be relocated

approximately one metre to the right.

Likewise, Pole A, Location 42 would remain in front of 11 Keats Grove, but would be moved approximately one metre to the left.

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; however, one comment was received requesting that poles are attached to fences, walls, etc. to prevent obstacles on the walkways. The Eruv does utilise existing fences and the poles are only proposed where there is a break in the fenceline. The proposed poles are located to the rear of the public footpath which the Council's Transport Officer has confirmed would not impede pedestrian flow.

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 26/11/2019 under reference 2016/1436/P.

- 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 26/11/2019 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 868.05A rev C, you are advised that the amendment to the location of Pole B, Location 5 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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