

Application ref: 2019/5224/P
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Orcadian Planning
20 St Andrew Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Maryon House
Goldhurst Terrace
London
NW6 3EY

Proposal: Amendments (including alterations to front elevation window and door locations; changes to front and rear window design; increase in height of lift overrun; alterations to 2nd floor rear wall location; and alterations to 3rd floor rear window and enlargement of terrace) to planning permission ref: 2016/3545/P dated 11/05/2018 for the construction of a four storey residential building with basement to provide 11 residential units (3 x 1 bed, 6 x 2 beds and 2 x 3 beds), associated landscaping and refuse store to the front of the site following demolition of existing four storey residential building.

Drawing Nos: Superseded drawings: P100A; P110C; P120A; P130A; P140A; P211A; P310A, P311A.

Amended drawings: GTR-LGA-00-DR-A-111-02 rev C; GTR-LGA-00-DR-A-111-03 rev E; 111-04 rev B, GTR-LGA-00-DR-A-111-05 rev D, GTR-LGA-00-DR-A-111-06 rev C, GTR-LGA-00-DR-A-131-02 rev D, GTR-LGA-00-DR-A-131-01 rev E, GTR-LGA-00-DR-A-121-02 rev D.

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 2016/3545/P 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:

(Prefix: 15033-) P010; X100; X110; X120; X130; X310; X311; D100; D110; D120; D130; D310; D311; P090A; P210A; P212A; P213A. D15000 Rev P1; D15001 Rev P1. GTR-LGA-00-DR-A-111-02 rev C; GTR-LGA-00-DR-A-111-03 rev E; 111-04 rev B; GTR-LGA-00-DR-A-111-05 rev D; GTR-LGA-00-DR-A-111-06 rev C; GTR-LGA-00-DR-A-131-02 rev D; GTR-LGA-00-DR-A-131-01 rev E; GTR-LGA-00-DR-A-121-02 rev D.

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

Informative(s):

1 Reasons for granting approval:

The proposed amendments involve the following changes:

- alterations to front elevation window and door locations;
- minor changes to front and rear window and front dormer design;
- increase in height of lift overrun by approximately 0.6m;
- alterations to 2nd floor rear wall location; and
- alterations to 3rd floor rear window and enlargement of terrace.

The proposed alterations are considered minor in nature and would not materially alter the design or aesthetic of the approved scheme. Although the height of the lift overrun would be increasing slightly, the overall height, massing and footprint of the building would remain as approved. The lift shaft is towards the rear of the building and the height increase would not be visible from Goldhurst Terrace. The repositioning of the front window locations is considered a minor change with limited visual impacts compared to the previous approval. The window design would be changed to introduce a window transom to allow for an openable window rather than the non-opening floor to ceiling doors and Juliet balcony previously approved. Following revisions to provide slimmer glazing bars and changes to the window proportions, the amended design is considered to provide a comparable standard and quality of design to the approved scheme. At third floor level, the area of roof between two terraces would be changed to a terrace to provide one large terrace serving the top floor flat, surrounded by matching railings. Given its location, the enlarged terrace would not result in any additional amenity impacts. The rear window design across all floors would be amended to reduce the width and number of glazing panes. The windows would be a similar design to previously approved, and the visual impact would be limited.

Due to the nature of the proposals, they are not considered to introduce any new design or amenity impacts. The visual impact of the amendments would be limited and would not materially impact the architectural intent of the approved scheme. As

such, the revisions are considered non-material.

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 11/05/2018 under ref: 2016/3545/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 11/05/2018 under reference number 2016/3545/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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer

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