

Application ref: 2019/5830/P  
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Date: 18 February 2020

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Cullinan Studio  
5 Baldwin Terrace  
London  
N1 7RU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**85 Camden Mews**  
**London**  
**NW1 9BU**

Proposal: Amendments involving alterations to front/rear fenestration, cladding and installation of side parapet wall and front flue to planning permission granted under reference 2014/4726/P dated 06/01/2017 (as amended by ref. 2018/1456/P dated 20/04/2018) for 'Erection of two storey side and rear extensions following demolition of existing garage and rear extension, replacement roof, and excavation of basement.'

Drawing Nos: Superseded drawings: 85\_CM\_P30 Rev.P02

Amended drawings: 85\_CM\_P30 Rev.5;

Supporting Documentation: Site Inspection Report Dated 09/10/19;

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 3 planning permission 2014/4726/P dated 06/01/2017 (as amended by ref. 2018/1456/P dated 20/04/2018) 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:

Site Location Plan 85\_CM\_P01 Rev P01; P02b Rev P01; P03 Rev P01; P04 Rev P01; P05 Rev P01; P06 Rev P01; P07 Rev P01; P10 Rev P01; P11 Rev P01; P12 Rev P02; P13 Rev P02; P20 Rev P01; 85\_CM\_P30 Rev.5; P40 Rev P01; P60; P61; P100; P101; 85\_CM\_BIA\_01 Rev B; 02 Rev A; 03 Rev B; 06 Rev A; 07 Rev A; Design and Access Statement Rev P01 by Cullinan Studio dated 18/07/2014; Construction Management Plan dated 17th August 2015; Construction Management Programme dated 17th August 2015; Basement Impact Assessment (Site Investigation) by Southern Testing dated January 2015; Structural Engineers Construction Method Statement Rev P3 by Axiom Structures dated April 2015; Outline Structural Calculations by Axiom Structures Ltd dated April 2015 Rev P1; Structural Stability Report Rev B by John Romer; Ground Movement Report by Geotechnical Consulting Group dated 05/03/2015; Structural Calculations by CS Ltd dated March 2015; Basement Impact Assessment (Screening/Scoping Report) by Southern Testing dated January 2015; BIA Assumed Construction Sequence; Construction Method Statement by West Design and Build dated October 2014 Independent Review by LBH Wembley dated 08/12/2014; Independent Review (Updated) by LBH Wembley dated 23/03/2015; Email from LBH Wembley dated 15/04/2015; Email from LBH Wembley dated 14/05/2015.

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would include alterations to front/rear fenestration, cladding and installation of side parapet wall and front flue.

The party wall with 87 Camden mews is proposed to be raised to form a parapet, with the roof finishing against the parapet rather than the eaves projecting. This is to improve construction for No.87-89 Camden to allow them to build ref. 2018/5462/P as their development can be built on top of the parapet instead of cutting into the eaves of No.85.

A dark grey flue is proposed on the front elevation, given its small scale, dark colour to reduce its visual impact and the prominence of similar flues within the mews it would be unreasonable in this instance to refuse this installation.

The timber cladding approved on the front and rear elevations will be replaced with horizontal timber cladding, it is considered that this would simplify the elevations and would be an acceptable replacement.

On the front elevation on the left hand side the fenestration will be altered to remove a window at first floor and minor alterations to the detailing of the proposed windows. It is considered that this would simplify and improve the design of the front elevation.

On the rear elevation revisions will be made to the proposed fenestration including the opening method of the first floor windows and the double height window will no longer extend all the way to the lower ground floor level. These elements on the rear will not be visible from the public realm, they are not considered to detract from the host property's appearance.

The proposed amendments are considered acceptable in this instance and would overall result in minor changes to the approved scheme. It is considered that these changes would preserve the character and appearance of the host property, streetscene and conservation area.

Given the nature, scale and siting of the alterations, the proposal is compliant with policy A1 and is not considered to cause harm to the amenity of neighbouring properties in terms of loss of light, privacy or overlooking.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 05/09/2019 under reference number 2018/5059/P. In the context of the approved scheme, it is considered that the amendments would not have any additional material impact.

- 2 You are advised that this decision relates only to the alterations to the front/rear fenestration, cladding and installation of side parapet wall and front flue and shall only be read in the context of the substantive permission granted under 2014/4726/P dated 06/01/2017 (as amended by ref. 2018/1456/P dated 20/04/2018) 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



Daniel Pope  
Chief Planning Officer

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