

Application ref: 2020/0478/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 4 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

WYG
11th Floor, 1 Angel Court
London
EC2R 7HJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**156 West End Lane
London
NW6 1UF**

Proposal: Amendment to development description in relation to unit number, omission of non-residential floorspace, employment floorspace, community meeting floorspace and accessible parking and addition of condition 46 to confirm unit number, and amendments to condition 43 to confirm number of accessible car parking spaces of planning permission 2015/6455/P dated 23rd June 2017 for 'Comprehensive redevelopment following demolition of all existing buildings to provide 164 self-contained residential dwellings (Class C3), 763sqm of flexible non-residential use (Class A-A3, D1, D2), 1093sqm of employment floorspace (Class B1) and 63sq.m of community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of 08 accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping" approved.

Drawing Nos: Letter from WYG (ref A113729) dated 29th January 2020

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, the following condition of planning permission 2015/6455/P has been revised :

REVISED CONDITION 43

43. The development shall not be occupied until the whole of the car parking provision (08 accessible car parking spaces) shown on drawing PL (00) P020 Rev K is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers of the wheelchair adapted units of the development.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

ADDITIONAL CONDITION 46

46. The development hereby permitted is for 164 units and shall be carried out in accordance with the approved plans set out in condition 2 of this planning permission.

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

For the purposes of this decision, the description of development for planning permission reference 2015/6455/P dated 23/06/2017 shall be replaced with:

Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings (Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping.

Informative(s):

1 Reason for granting approval:

The application seeks to amend the description of development to remove the reference to the number of residential units along with reference to specific floorspace figures and numbers of parking spaces and these would be secured by condition rather than included within the description of development. Removal of the number of residential units as well as reference to specific floorspace figures and numbers of car parking spaces would have no material impact on the planning permission, as the description still identifies the uses of the development.

Alongside the proposed amendment to the description of development, it is proposed to add a new condition specifying the number of residential units. Also proposed is the variation of condition 43 which will vary the number of car parking spaces. The effect of the change to the description with the new and amended condition is 'non-material' as the scheme is ultimately still the same.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 23/06/2017 under reference number 2015/6455/P and is bound by all the conditions 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 printed name and title.

Daniel Pope
Chief Planning Officer

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