

Application ref: 2019/5689/P  
Contact: Jonathan McClue  
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Date: 20 April 2020

**Development Management**  
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Gerald Eve LLP  
72 Welbeck Street  
LONDON  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**101 Camley Street  
London  
N1C 4PF**

Proposal: Amendment of planning condition 2 (approved plans), to update relevant drawing numbers, to planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P) for: (a mixed use building of 6-13 storeys with 2,200sqm employment space and 121 residential flats). THE CHANGES to the approved scheme include to lower ground floor commercial frontage glazing, balustrading and handrail and replacement sub-station doors.

Drawing Nos: Approved drawings: CML - L01 Rev P1; 01 AP 0010 004 Rev 05; 01 AP 0010 017 Rev 04; 01 AP 0020 001 Rev 05; 01 AP 0020 002 Rev 02; 01 AP 0030 001 Rev 04; 01 AP 0030 002 Rev 02; 01 AP 0030 003 Rev 02; 01 AP 0030 004 Rev 04; 01 AP 0030 005 Rev 01; 01 AP 0030 006 Rev 02; 01 AP 0030 007 Rev 02; 01 AP 0030 008 Rev 04; ASK 160; ASK 159.

Superseded drawings: CML-305 (P01); 01 AP 0010 004; 01 AP 0020 001 Rev 04; 01 AP 0020 002 Rev 01; 01 AP 0010 017 Rev 03; 01 AP 0030 001 Rev 03; 01 AP 0030 002; 01 AP 0030 003 Rev 01; 01 AP 0030 004 Rev 02; 01 AP 0030 006; 01 AP 0030 007; 01 AP 0030 008 Rev 02.

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.1 of planning permission

2018/3682/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 1

The development hereby permitted shall be carried out in accordance with the following approved plans: (CML-)L01 rev P1; E01 rev P1; E02 rev P1; E03 rev P1; D01 rev P1; 331 rev P1; Landscape drawings 156-L02 rev B; 156-L03 rev B. (01 AP 0010)001-003 Rev 03; 004 Rev 05; 005-007 Rev 03; 008 Rev 04; 009 Rev 03; 010-011 Rev 04; 012-016 Rev 03; 017 Rev 04, (01 AP 0400)001-006; 007-008 Rev 01; 009-015; 016 Rev 01; 017; 018-019 Rev 01; 020-023, (01 AP 0020)001 Rev 05; 002 Rev 02; 003 Rev 04, (01 AP 0030)001 Rev 04; 002-003 Rev 02; 004 Rev 04; 005 Rev 01; 006-007 Rev 02; 008 Rev 04, 236388-08-SK003, AP 0011 001 Rev 03 and (01 AP 0040)001; 003; 004; 005; 006; ASK 160; ASK 159.

Supporting docs: Covering letter by DP9 dated 03 July 2014, Planning Statement by DP9 dated July 2014, Gateway Sites - Employment Spaces Overview by Shaw corporation dated June 2014, Design and Access Statement by KSR dated July 2014, Townscape, Heritage and Visual Impact Assessment by KM Heritage dated June 2014, Verified Views by AVR London dated June 2014, Verified View from Canal Towpath, Transport Assessment by TTP dated June 2014, Travel Plan by TTP dated June 2014, Framework Construction Management Plan by TTP dated Sept 2014, Ecological Assessment by Aspect dated June 2014, Ecological Assessment Addendum by Aspect dated September 2014, Code for Sustainable Homes Pre-assessment by Price & Myers dated June 2014, BREEAM Pre-assessment by Price & Myers dated June 2014, Energy Strategy (revised) by SWP dated 15.9.14, Ground source heat borehole plan dated 31.07.14, Arboricultural Impact Assessment by Landmark Trees dated July 2014, Wind Microclimate Assessment by RWDI dated June 2014, Daylight and Sunlight Report by GL Hearn dated June 2014, Overshadowing addendum report by GL Hearn dated 29 September 2014, Noise Report by Sandy Brown dated July 2014, Air Quality Assessment by Ove Arup dated June 2014, Basement Impact Assessment by Elliott Wood dated June 2014, Ground source heat borehole plan dated 31.07.2014, Statement of Community Involvement by Your Shout dated July 2014, Affordable Housing Viability Appraisal by Shaw Corporation dated July 2014 (Confidential).

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

#### Informative(s):

- 1 Reason for granting approval.

This non-material amendment (NMA) includes a number of changes to the approved development as listed in the description and set out within the applicant's covering letter and design pack. It results in the altering of condition 1 (to update the approved drawing numbers) flats.

Government guidance states that there is no statutory definition of 'non-material'. The National Planning Practice Guidance (NPPG) makes it clear that this is because whether changes are non-material is dependent on the context of the overall scheme. The subject scheme is a large major development providing more

than 2,220sqm of commercial floorspace and 121 residential flats, within buildings ranging from 6-13 storeys. Any proposed changes must be considered in this context. The submitted changes do not include any changes to the floor area of the development or its uses, the buildings are not increasing in footprint, size or height, and there are no changes that would materially impact the external appearance of the approval or introduce material neighbouring amenity impacts. No new material planning considerations are raised.

The main changes of the approved scheme include:

- Alterations to the glazing at the lower ground floor level commercial frontage along the north east elevation including the omission of a louvered screen fixed externally to the glazing and additional doors providing access to the amenity space;
- Changes to the design of the balustrading and handrail at the external staircase including the omission of glass panels and bronze balustrading replaced with a hit and miss powdered coated profile and solid brick to match balustrades and handrails in all other locations;
- Replacement sub-station doors;
- Increases to plant enclosures and
- Flues on the main roof.

Overall, the external changes are considered non-material and acceptable in terms of design and amenity impact. The detailed design of the proposal and the final appearance of the development is largely controlled by a series of planning conditions (including materials, landscaping, plant equipment, PV etc.) that have mostly been approved by the Council.

The site's history was considered as part of the determination of the application.

On this basis the proposed amendments, individually and when considered cumulatively, are considered to constitute non-material amendments in the context of the original approved scheme. It is considered that the changes would not materially alter the appearance of the building, the nature and scale of the development nor would it result in any increase to neighbouring amenity impacts.

- 2 You are advised that this decision relates only to the minor external works outlined in the application and shall only be read in the context of the substantive permission granted under reference number 2018/3682/P and is bound by all the conditions and legal agreement 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 at the top left of the page.

Daniel Pope  
Chief Planning Officer

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