

Application ref: 2020/1336/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 27 April 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

Ruxandra Palcu Architects
Congress House, Second Floor Suite
Lyon Road
Harrow
HA1 2EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
2 Torriano Mews
London
NW5 2RZ

Proposal: Alterations to facades and roof of building to incorporate external flues, soil and vent pipes and new gas meters as an amendment to "Change of use from office (use class B1a) to 3 x 2 bed residential flats (use class C3); removal of 2 x parking spaces to be replaced with cycle storage and landscaping" ref: 2019/3494/P dated 17/01/2020.

Drawing Nos:

Superseded Plans: TRS085_PP_00_Rev.A & TRS085_PP_01_Rev.A

Amended Plans: 024-GA00-P2 & 024-GE00-P2

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 permission granted ref:
2019/3494/P dated 17/01/2020, 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: TRS085_EX_00, TRS085_EX_01, TRS085_EX_02_Rev.A & Marketing Report by TSP dated 01/07/2019. 024-GA00-P2 & 024-GE00-P2.

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

Informative(s):

1 Reason for granting approval:

It is proposed to incorporate external flues, soil and vent pipes and new gas meters as an amendment to the previously approved application to change the use of the building from an office to three self-contained flats.

The proposed alterations would give a similar visual appearance to the previously consented scheme and would not cause harm to the character and appearance of the property or area. The proposal would not unduly impact on neighbouring amenities.

The proposed amendment is considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as a non-material amendment to the original proposal.

The full impact of the proposed development has already been assessed by virtue of the original approval ref: 2019/3494/P dated 17/01/2020. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance or neighbour impact.

- 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 ref: 2019/3494/P dated 17/01/2020, 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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