

Application ref: 2020/1521/P
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Old Church Court
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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:

Mount Tyndal
Spaniards Road
London
NW3 7JH

Proposal: Amendments involving change in description of development and change in floorspace and bedroom numbers for each flat, as granted by planning permission reference 2018/6318/P dated 17/03/2020 for 'Conversion of 1x 6bed flat into 2x 3bed self-contained flats'.

Drawing Nos: Superseded drawings: 2001
Amended drawings: 2001A.

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 description of development for planning permission reference 2018/6318/P dated 17/03/2020 shall be replaced with the following description:

'Conversion of one 6 bed flat into two self-contained flats'.

For the purposes of this decision, condition no.2 of planning permission 2018/6318/P dated 17/03/2020 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:
0500; 0501; 1000; 2000; 2000; 3000; 4000B AND 4001A (all received 21/10/19 within planning brochure Rev.D) and 2001A.

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 the floorspace and thus numbers of bedrooms allocated to each new flat. The parent permission ref 2018/6318/P allowed the subdivision of one unit into 2 generously sized 3 bed units (Flat 1- 251.6 sqm and Flat 2- 235.8 sqm). The proposal would change this to one 4 bed (321.4 sqm) and one 3 bed (166sqm); both units would still significantly exceed the minimum floorspace standards.

The existing unit will still be subdivided into two units, so the number of bedrooms will be removed from the description to reflect the updated floorplans with differing bedroom numbers and new floorspace allocation.

No external alterations are proposed and the number of units proposed remains unchanged so the proposed amendments are considered acceptable in this instance and would not have any impact on the building's appearance or on the amenity of neighbouring properties.

As the number of units remains the same, no additional cycle parking is required.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 17/03/2020 under reference number 2018/6318/P. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development in terms of landuse and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the alterations to floorspace allocated to each flat and shall only be read in the context of the permission granted under 2018/6318/P dated 17/03/2020 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

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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