

Application ref: 2020/4927/P
Contact: Katrina Lamont
Tel: 020 7974 3255
Email: Katrina.Lamont@camden.gov.uk
Date: 1 December 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

Pegasus Group
10 Albemarle Street
London
W1S 4HH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**86 Chalk Farm Road
London
NW1 8AR**

Proposal: Non-material amendments to planning permission ref: 2020/1134/P dated 14/07/2020 for 'Alterations to shopfront, including; reconfiguration of windows and doors with installation of louvres, and associated works (class A1)' namely for alterations to the main entrance door, sidelights and side door.

Drawing Nos: SUPERSEDED DRAWINGS: PL-101 Rev 2, PL-201 Rev 4,

PROPOSED DRAWINGS: PL-102, PL-202

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.3 of planning permission 2020/1134/P dated 14/07/2020 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- PL-102, PL-202, Site Location Plan PL-000 Rev2, Block Plan PL-001 Rev2, PL-100 Rev2, PL-200 Rev3, PL-300 Rev2. Noise Impact Assessment V1.3 23/04/2020.

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

Informative(s):

- 1 Reason for granting approval - The proposed amendments would see a marginal increase in height of the main entrance doors and sidelights. The sliding doors will fully retract behind the sidelights when open.

The proposed amendments also alter the form of the swing door to the left of the main entrance. It would become a leaf and a half to facilitate ease of access.

The proposed alterations will not materially alter the character or appearance of the building. Nor will there be any adverse impact on amenity arising from the development. Furthermore, the proposal will remain compliant with the conditions attached to permission ref. 2020/1134/P.

The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous planning permission granted on 14/07/2020 under reference 2020/1134/P. In the context of the scheme, the proposed amendments are considered to be minor and would not have any material effect to alter the substance of the approved scheme. Therefore the proposals constitute a non-material amendment to the development and are considered acceptable.

- 2 You are advised that this decision relates only to the increase in height of the main entrance doors and sidelights and alterations to the form of the door to the left of the main entrance highlighted on the plans and shall only be read in the context of the substantive permission granted on 14/07/2020 under reference number 2020/1134/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



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.