

Application ref: 2020/2838/P
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Date: 9 December 2020

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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:

87 - 89 Camden Mews
Camden
NW1 9BX

Proposal: Amendments (updated levels following site survey, minor changes to layouts, changes to window and door dimensions, changes to lean-to roof pitch) to planning permission dated 11/09/2019 ref: 2018/5462/P for the 'Erection of 4x 3-storey, 3-bedroom dwelling houses with associated landscaping following demolition of existing 3x single storey garages'.

Drawing Nos: Non-Material Amendment Application Pack dated November 2020, Doc Ref 628.SD.005C, email from agent dated 26th November 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, condition no.2 of planning permission 2018/5462/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved drawings:

Permitted: CMC A1: 01, 02D, 03, 04D, 05D, 06D, 07D, 08A, 09D, 10D, 11D, 12D, 13D, 14D, 15D, 16D, 17A, 18D, 19D, 20D, 21D, 22D, CNC B2: 01, 02 and 03

Design & Access Statement by Chassay + Last Architects dated 30 October 2018; Extended Phase 1 Ecological Habitat Survey Report by Hone Ecology dated 04 September 2018; Energy and Sustainability Statement (Version 2) by JAW Sustainability dated 12 August 2019; Daylight and Sunlight to Neighbouring Buildings and to Proposed Accommodation by BVP dated July 2019.

Amended by: Non-Material Amendment Application Pack dated November 2020, Doc Ref 628.SD.005C

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

Informative(s):

1 Reason for granting approval-

The application seeks to amend the permitted scheme as approved under reference 2018/5462/P, in order to incorporate small level and height changes and biodiverse roof build up; minor changes to internal layouts; changes to window design at front and rear; change to bi-fold door at rear; changes to rear roof profile and rooflights dimensions; and changes to front doors.

All changes at the rear and small in scale and not widely visible. To the front, revisions have been sought to the window design to ensure a similar profile and proportion to that permitted and the rain waters goods have also been revised to be set within shadow gaps and the timber screen. The doors themselves are set behind an external timber screen. Otherwise the detailed design and materials would be the same as that approved and consequently the changes now proposed would overall have very limited impact.

Objections raised by an interested party have been addressed above with the following clarification: the footprint of the building remains as permitted with no change to pavement width; the revised rainwater goods no longer stand proud of the wall/screen; the screen doors open inward (as confirmed by email dated 26/11/20); the water runoff remains as permitted.

The full impact of the scheme has already been assessed by the earlier grant of permission reference 2018/5462/P, dated 11/09/2019. The changes now proposed would not have a material effect on the approved development in terms of appearance or neighbour impact and the changes are not material.

- 2 You are advised that this decision relates only to the amendments specified in the description above and shall only be read in conjunction with the substantive permission granted as reference 2018/5462/P, dated 11/09/2019 and is bound by all the conditions and legal obligations attached thereto.

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 centered on the page.

Daniel Pope
Chief Planning Officer

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