

Application ref: 2020/5530/P
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Gerald Eve LLP
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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:

**101 Camley Street
London
N1C 4PF**

Proposal: Non-material amendment (NMA) to vary condition 8 (landscaping works must be carried out prior to first occupation of residential flats) of planning permission 2016/6311/P dated 14/07/2017 (variation of 2014/4385/P dated 18/03/2015 for: new 6-13 storey buildings with employment space, residential units and associated works) TO VARY the implementation from prior to first occupation of residential units to within six months of occupation.

Drawing Nos: CML - L01 Rev P1 and Cover Letter dated 26/11/2020.

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.8 of planning permission 2016/6311/P dated 14/07/2017 (variation of 2014/4385/P dated 18/03/2015) shall be replaced with the following condition:

REPLACEMENT CONDITION 8:

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details within six months of first occupation of the residential units, or in the case of soft landscaping by not later than the end of the planting

season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.

Informative(s):

1 Reasons for granting permission.

The proposal is to alter the time trigger of condition 8 (hard and soft landscaping), requiring the hard landscaping works to be completed within 6 months of first occupation of the residential units, rather than prior to first occupation.

Delays in the early external works programme (and ownership matters with the Council and Canals and Rivers Trust) have had ongoing impacts on the timescale of the landscaping process, meaning the hard landscaping cannot be completed prior to the first occupation of the residential units. A non-material amendment to the scheme is sought is to allow hard landscaping works to be completed within 6 months of the first occupation of the residential units.

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. The proposal would not impact on the amenities of nearby occupants or future occupiers of the building to a significant degree, and would not harm the design of the overall scheme. It can therefore be treated as a non-material amendment to the original proposal, and is considered acceptable.

The full impact of the proposed development has already been assessed by virtue of the planning permission 2016/6311/P dated 14/07/2017 along with the original permission under 2014/4385/P dated 18/03/2015. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development, or impact on nearby occupiers. This decision relates only to the changes to condition 8 and shall only be read in the context of the substantive permission, 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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