

Application ref: 2021/0773/P  
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Date: 9 March 2021

**Development Management**  
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6a architects  
Lambs Conduit Street  
London  
WC1N 3LJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**Bedford House Community Centre**  
**35 Emerald Street**  
**London**  
**WC1N 3QW**

Proposal: Non-material amendment to increase size of roof plant enclosure of planning permission ref.2019/0191/P granted on 20/11/2019 for Erection of a two storey building with glazed frontage following partial demolition of an existing building to provide additional floorspace for existing community centre (Class D2)

Drawing Nos:  
Superseded: 255\_1503 rev P2; 255\_1600 rev P2; 255\_1602 rev P2

Revised: 255\_1503 rev P3; 255\_1600 rev P3; 255\_1602 rev P3; 255\_SK043 rev 1

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 ref. 2019/0191/P (dated 20/11/2019) 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: 0000 (Rev P1); 0005 (Rev P1); 0100 (Rev P1); 0101

(Rev P1); 0102 (Rev P1); 0200 (Rev P1); 0201 (Rev P1); 0202 (Rev P1); 1500 (Rev P1); 1501 (Rev P1); 1502 (Rev P1); 1601 (Rev P2); 1700 (Rev P1); 1503 rev P3; 1600 rev P3; 1602 rev P3; SK043 rev 1; Design & Access Statement (prepared by 6a architects); Planning noise report (prepared by Sandy Brown, dated 31 July 2017)

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

Informative(s):

1 Reason for granting approval-

The application involves enlarging the size of the consented roof level acoustic enclosure by 800mm in height and 1185mm in length. The width would remain as consented.

The enclosure is well set back from the front edge of the roof and when combined with the narrow width of the Emerald Street alley, would remain imperceptible in any public views. As such, it is not considered to be harmful to the streetscene or conservation area.

The reason for the increase relates to how air is supplied to the plant inside. Whereas before it was supplied through louvered walls, the proposed situation is for air to be supplied through the roof. Increased distances between the units are required, increasing the length of the enclosure. This approach would allow the plant to meet the noise levels set out in the approved noise report.

The enclosure is situated a sufficient distance away from neighbouring windows for there to be no impact on amenity.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 20/11/2019 under ref 2019/0191/P. 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 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 increased size of the plant enclosure and shall only be read in the context of the substantive permission granted on 20/11/2019 under ref 2019/0191/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

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