

Application ref: 2021/1235/P  
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Date: 17 March 2021

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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Units 87 and 88**  
**Horse Hospital**  
**Stables Market**  
**London**  
**NW1 8AF**

Proposal: Amendment to wording of condition 5 (cycle parking) of planning permission granted on 11/03/2021 (reference 2020/4732/P) for the "Use of the ground floor as restaurant and drinking establishment space with ancillary events"

Drawing Nos: Bike Stands Detail Plan, Bike Stands Location Plan, Bike stands Site Plan, all dated 02.12.2020, Horse Hospital ground floor location plan, and letter dated 16 March 2021.

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.5 of planning permission 2020/4732/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 5**

Cycle storage areas for 9 cycles shall be provided in their entirety in accordance with the approved plans prior to commencement of use of the ground floor bar/restaurant and shall be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval-

This non-material amendment application seeks to amend condition 5 to amend its wording, which currently requires the submission of cycle parking details, to one of compliance with the approved plans.

Information in respect of the cycle parking spaces was submitted to the Council on 8 December 2020 during the application's determination period and in response to the Transport officer's comments. Camden officers confirmed that the information submitted was acceptable and the Planning Committee report included the cycle parking details on the draft decision notice both within draft Condition 2 'Approved Drawings' and draft Condition 5 'Cycle Parking' which required compliance with the approved cycle parking information prior to the commencement of use at the site. On 4 March 2021 Camden's Planning Committee resolved to approve the proposals on this basis.

However, when the final decision notice was issued, it incorrectly required the submission and approval of further cycle parking details, which does not reflect the draft condition from the committee report, nor officer confirmation that the submitted details were acceptable.

Overall, the proposed amendment seeks to correct an administrative error and would be wholly in line with the scheme which received a resolution to approve at Planning Committee and would also accord with the approved cycle parking locations for the development.

Due to the nature of the proposals, they are not considered to introduce any new design or amenity impacts. As such, it is considered that the changes can be regarded as a non-material variation of the approved scheme.

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 permission granted on 11/03/2021 under reference 2020/4732/P.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 11/03/2021 under reference number 2020/4732/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

A handwritten signature in black ink, appearing to read 'DPope', is centered below the text 'Yours faithfully'.

Daniel Pope  
Chief Planning Officer

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