

Application ref: 2021/1842/P  
Contact: Jennifer Walsh  
Tel: 020 7974 3500  
Email: [Jennifer.Walsh@camden.gov.uk](mailto:Jennifer.Walsh@camden.gov.uk)  
Date: 30 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Groundwork London  
Groundwork Ltd  
12-20 Baron Street  
London  
N1 9LL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Augustus House**  
**Augustus Street**  
**London**  
**NW1 3TB**

Proposal: Non material amendment of planning permission 2019/6342/P granted on 20/04/2020 for 'Works to the outdoor activity space to include re-grading; erection of retaining walls; installation of outdoor gym; new access ramp along the site and installation of replacement fencing' by way of installation of stepped access onto the central landing area of the proposed ramp to the MUGA.

Drawing Nos: Superseded Plan: CA030\_P\_01AHM\_005\_GA Plan \_RevB  
Revised Plan: CA030\_P\_01AHM\_005\_GA Plan \_Rev C

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 2019/6342/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 plans- CA030\_01AHM\_001; CA030\_01AHM\_002; CA030\_01AHM\_003; CA030\_01AHM\_004 Rev B; CA030\_01AHM\_005 Rev C; CA030\_01AHM\_006 Rev A; CA030\_01AHM\_007 Rev A; CA030\_01AHM\_008;

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

Informative(s):

1 Reasons for granting permission:

The application seeks to amend the permitted scheme as approved under ref. 2019/6342/P for alterations to create a stepped access onto the central landing area of the proposed ramp. This would replace a small slope which was originally envisaged. The work on site is already underway. Following on from a full site survey, it is clear that the overall levels are 190mm out and therefore the originally proposed ramp to reach the middle platform of the other two longer ramps would have to be made steeper or longer to allow complaint access. There is not enough space between the court and the building and therefore the contractors are proposing two steps to provide access to the middle platform. As there are two other ramps up to the court it is considered that the addition of two steps in this location is acceptable.

Whilst it is accepted that the proposed alterations to the south of the MUGA will be visible from the public realm, in the overall context of the scheme, it is not considered that the amendments would have any adverse implications of the overall design of the scheme. The addition of two steps would fit well within the scheme and would not protrude deeper than the previously proposed ramp. Therefore, it is not considered that this would materially alter nor impact on the design and appearance of the development.

The full impact of the scheme has already been assessed by virtue of the previous approval. In the context of the scale and design of the permitted scheme, it is considered that the amendments would not have any material effects on the approved development in terms of appearance and neighbour impact. It is considered that the changes can be regarded as a non-material variation of the approved scheme granted on 20/04/2020 under ref: 2019/6342/P.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision.

- 2 You are advised that this decision relates only to revisions to incorporate two steps onto the ramped access and shall only be read in the context of the substantive permission granted on 20/04/2020 under reference number 2019/6342/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 on the page.

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](http://www.camden.gov.uk/planning).