

Application ref: 2021/0538/P
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Date: 4 June 2021

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Square Feet Architects
95 Bell Street
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NW1 6TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
r/o 29 - 33 Arkwright Road
London
NW3 6BJ

Proposal: Non-material amendment to permission ref: 2019/1697/P dated 24/06/20 (for construction of 2 no. detached, two storey dwellinghouses.) namely to facilitate the installation of rainwater pipes and hoppers.

Drawing Nos: Proposed - (Prefix: 1514_L_) 201P, 202P, 203P, 204P, 212A, 213A, 214A, 216A and 218A

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 2019/1697/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:

Existing (Prefix: 1514_L_) 001 F, 002 B, 031 D, 045 A, 050 A, 902 A;

Proposed (Prefix: 1514_L_) 032 F, 040 J, 120 J, 145 D, 310 F, 311 F, 312 E, 320

F, 321 G, 322 D, 323 B, 324 B, 325 B, 326 B, 350 H, 903 A; 201P, 202P, 203P, 204P, 212A, 213A, 214A, 216A and 218A

Supporting (Prefix: 1514_L_) 420 A, 421 A, 423 A, 424 A, 425 A; 1514_SK_900, 1514_SK_901; Accessibility Statement Rev A prepared by Square Feet architects dated (Aug 2019); Air Quality Dispersion Modelling Report prepared by Planning for Sustainability rev 01 (dated Sept.19); Air Quality Statement prepared by Planning for Sustainability rev 01 (dated Nov.18); Arboricultural impact analysis report prepared by Skerratt (dated 10.08.16); Bat Activity Survey Report prepared by Greengage ref. 551160mtSept18DV01_Bats; Daylight modelling report prepared by Planning for Sustainability rev 01 (dated Nov.19); Design Statement rev B prepared by Square Feet architects dated (Oct.2019); Draft Construction Management Plan rev. E (dated Dec.18); Ecology Phase 1 Habitat Survey Report prepared by Ecoconsult ltd ref. V27.01.17; Energy Statement prepared by Planning for Sustainability rev 01 (dated Nov.18); Health Impact Statement prepared by Planning for Sustainability rev 01 (dated Dec.18); Landscape Design Package report prepared by London Garden Design (dated Oct.18); Planning and Heritage Statement prepared by JMS planning and development ltd. (dated Jan 2019); Shading Study prepared by SquareFeet Architects; Site Ownership Statement prepared Square Feet architects dated (28.08.19); Structural Engineers Report prepared by Price & Myers ref. 27784/jh; Sustainability Statement prepared by Planning for Sustainability rev 01 (dated Nov.18); Sustainable Drainage Design Report prepared by Planning for Sustainability rev 01 (dated Nov.18); Updated Arboricultural Report prepared by Frank Parsons Arboriculturalist (dated 23/07/19); and Updated Tree Survey prepared by Frank Parsons Arboriculturalist (dated 04/07/19)

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

Informative(s):

1 Reasons for granting permission:

The proposal would involve the installation of a number of rainwater pipes and hoppers. They are considered to be of an appropriate design, materiality, scale and siting. The proposal would represent a minimal change to the approved design and is acceptable.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2019/1697/P dated 24.06.20. 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 installation of rainwater pipes and hoppers and shall only be read in the context of the substantive permission granted on 24.06.2020 under reference number 2019/1697/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

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