

Application ref: 2021/2234/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 13 August 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
www.camden.gov.uk/planning

Lisa Shell Architects Ltd
Unit EG2 Norway Wharf
24 Hertford Road
London
N1 5QT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Land Adjacent To 23
Carol Street
London
NW1 0HT**

Proposal: Non-material amendment to planning permission 2017/5590/P dated 05/07/18 for 'Erection of a three storey plus basement building to provide live-work unit (Class Sui Generis) comprising artist's studio with 2 bedroom flat (Sui Generis) at 1st and 2nd floor with terrace at 1st floor, balcony at 2nd floor (east elevation), service yard and associated landscaping and access works' approved; namely: Replacement of single ply membrane roof with standing seam zinc roof; addition of rooflight; minor changes to window / door configurations on all elevations; omission of second floor window from front elevation; height of trellis/ planter raised by approx. 340mm and height of 2-storey lean-to part of building raised by approx. 100mm at ridge and eaves on west elevation; and southern enclosure wall of Balcony moved north by approx. 300mm on east elevation.

Drawing Nos:

Superseded: CRL/GA/: 101/Q; 102/R; 103/K; 104/K; 105/B ; 201/B; 202/B; 000/Y;
001/AB; 002/Z; 003/Z; 004/K

Proposed: CRL/GA/: 101/W; 102/U; 103/Q; 104/R; 105/F ; 201/E; 202/E; 000/AA;
001/AE; 002/AB; 003/AC; 004/N

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 2017/5590/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:

Site Location Plan (CRL/LO/001/G)

Existing drawings: CRL/SU/: 301/A; 101/A; 102/A; 103/A; 201/A; 001/G

Proposed drawings: CRL/GA/: 101/W; 102/U; 103/Q; 104/R; 105/F ; 201/E; 202/E; 000/AA; 001/AE; 002/AB; 003/AC; 004/N

Supporting documents: Planning Statement prepared by Firstplan dated October 2017; Design Statement prepared by Lisa Shell Architects dated 22nd September 2017; Access Statement; Basement Impact Assessment prepared by Soiltechnics dated 18th April 2018; Construction Method Statement prepared by Engineers HRW dated February 2018; Arboricultural Pre-App Survey and Comments prepared by Arboricultural Design & Consultancy dated 27th April 2015; Arboricultural Report: Root Investigation prepared by Arboricultural Design & Consultancy dated 28th July 2017; Daylight and Sunlight Study prepared by Right of Light Consulting dated 11 September 2017; Sustainability Statement prepared by OR Consulting Engineers dated 10 August 2017; SuDS Assessment and Drainage Strategy prepared by Infrastruct CS Ltd dated July 2017; Transport Note prepared by i-Transport dated 21 September 2017; ITL13151-SK-004; Cover letter (NMA) prepared by Lisa Shell Architects dated 25th June 2019; Cover letter (NMA) prepared by Lisa Shell Architects dated 7th May 2021

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

Informative(s):

1 Reason for granting permission

Individually and cumulatively, the changes are relatively minor compared to 'the larger development' consisting of a three storey live-work unit. The removal of the 2nd floor window is in accordance with the architect's intention (stated in the original DAS) to present a blank elevation to Carol Street. The largely blank street frontage was previously accepted as drawing on contextual cues in the vicinity of the site and as being an appropriate means of terminating the existing terrace at this hinge point, where there is a transition between the Victorian terrace typology and the industrial character of the buildings to the west. In the context of the approved front elevation, the omission of the 2nd floor window is considered to be non-material.

The roof was originally approved to be standing seam zinc so the amendment would return the roof to the material originally approved under ref: 2017/5590/P.

The bi-fold doors on the east elevation would no longer have a vertical texture and the finish would now be galvanised rather than powder coated, to reflect the material of the zinc cladding to the west lean-to and roof.

The other changes are all considered to be relatively minor in the context of the overall scheme.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. 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 its appearance, impact on streetscene or impact on neighbour amenities. 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 changes highlighted on the plans and set out in the description and the application form and shall only be read in the context of the substantive permission granted on 05/07/18 under reference number 2017/5590/P 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

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.