

Application ref: 2021/2676/P
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Date: 17 August 2021

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PWP Architects Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
1 Norfolk Road
London
NW8 6AX

Proposal: Non-material amendment to planning permission 2015/6051/P (substantially complete) to change the location of the bicycle shed and new plant equipment room to the west elevation.

Drawing Nos: 100 (Rev E), 104 (Rev E), 111 (Rev E), Planning Statement (dated 01/06/21), Plant Noise Impact Assessment (dated 22/03/21), Report 21905.PCR.01 (Rev C) (2, Norfolk Road)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

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For the purposes of this decision, condition 2 of planning permission 2012/2720/P, as amended by condition 1 of permission 2015/6051/P, shall be replaced with the following condition:

REPLACEMENT CONDITION 1

The development hereby permitted shall be carried out in accordance with the following approved plans- 100 E, 101 D, 102 D, 103 D, 104 E, 105 D, 106 D, 107

D, 108 D, 109 D, 110D, 111 E, 112 D, 113 D, 114 D, 115 D, 116 D, 117 D, 118 C, 111 D, 109 D, 112 D, 110 D, Planning Statement (dated 01/06/21), Plant Noise Impact Assessment (dated 22/03/21), Report 21905.PCR.01 (Rev C) (2, Norfolk Road).

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

Informative(s):

1 Reason for granting approval-

The proposed amendments involve the repositioning the cycle store and plant store with another small plant store adjacent to it. Access to the bike store remains adequate and location of the alterations means there is no significant visual impact. These alterations represent a minor alteration that is not materially different to the approved plans and would not harm the character and appearance of the host building, subject to amenity impacts.

The proposed new plant positioned outside the building envelope has the potential for additional noise impact. However, condition 12 of the original permission (2012/2720/P) requires noise from the plant not to exceed 5dB(A) below existing background measurement (LA90) and this will remain enforceable ensuring there is no additional noise impact from the amendment. A noise impact assessment was submitted with the application demonstrating compliance with the condition. It used background noise levels from 2018 due to the pandemic (guidance suggests older baseline assessments can be used). Nonetheless, a report from 2021 commissioned by the neighbouring property also demonstrates the background noise levels were very similar, so the findings in the noise assessment supporting the application are corroborated by another more recent assessment for the neighbouring property and improve the validity of the results. The reports demonstrate the condition can continue to be complied with despite the amendment. As such, the amendments do not raise any new issues or alter the substance of the approved scheme and can therefore be treated as non-material.

A comment was received objecting to the proposed amendments, saying the background levels were different and therefore the difference in noise was at a higher level. The newer assessment for the neighbouring property (2 Norfolk Road) attends to the issues raised and demonstrates that compliance with condition 12 remains achievable and enforceable.

The full impact of the proposed development has already been assessed by virtue of the original approval (2012/2720/P) granted on appeal. The proposed amendment would not have any materially different planning impact.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on appeal on 18/06/13 (ref. APP/X5210/A/13/2190084) under planning application ref. 2012/2720/P, later amended by application 2015/6051/P granted on 16/12/2016, and is bound by all the conditions and legal obligations attached to those permissions.

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 'DP', is positioned above the name and title of the signatory.

Daniel Pope
Chief Planning Officer

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