

Application ref: 2021/2964/P
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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:

**Maitland Park - Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas
containing existing Aspen House
gymnasium and garages**

Proposal: Non-material amendments to planning permission 2014/5840/P dated 31/03/2015 as amended by 2015/6696/P dated 14/04/2016 and 2019/4998/P dated 25/09/2020 to amend Condition 2 of said permission; namely to allow: relocation of the proposed vents, rainwater pipes and entrance canopies, update the detailed brickwork from herringbone to basketweave, alter the windows and doorways, enlarge the M&E equipment housing and introduce additional doors to the TRA Hall.

Drawing Nos: Superseded : MPI-P_22 - P12, MPI-P_21 - P18, MPI-P_22 - P12, MPI-P_26 - PL16, MPI-P_26 - PL16, MPI-P_21 - P18, MPI-P_22 - P12, MPI-P_42 - PL14, MPI-P_43 - PL10

Proposed: MPR-ECE-AC-ZZ-EV-A-0300 P03, MPR-ECE-AC-ZZ-EV-A-0301 P02, MPR-ECE-AC-ZZ-EV-A-0302 P02, MPR-ECE-AC-ZZ-EV-A-0303 P03, MPR-ECE-AC-ZZ-EV-A-0305 P02, MPR-ECE-AC-ZZ-EV-A-0306 P02, MPR-ECE-AV-ZZ-EV-A-0300 P03, MPR-ECE-AV-ZZ-EV-A-0301 P02, MPR-ECE-AV-ZZ-EV-A-0302 P02, MPR-ECE-AV-ZZ-EV-A-0303 P03, MPR-ECE-GT-ZZ-EV-A-0300 P02, MPR-ECE-GT-ZZ-EV-A-0301 P03, MPR-ECE-GT-ZZ-EV-A-0302 P02, MPR-ECE-GT-ZZ-EV-A-0303 P03, MPR-ECE-GH-ZZ-EV-A-0300 P03, MPR-ECE-GH-ZZ-EV-A-0301 P02 , MPR-ECE-GH-ZZ-EV-A-

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 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2019/4998/P dated 25/09/2020) 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; MPI_P01_PL02; MPI_P02_PL02; MPI_P03_PL12; MPI_P05_PL12; MPI_P06_PL12; MPI_P10_PL11; MPI_P11_PL15; MPI_P12_PL15; MPI_P13_PL15; MPI_P14_PL14; MPI_P15_PL14; MPI_P20_PL02; MPI_P25_PL02; MPI_P30_PL13; MPI_P31_PL12; MPI_P32_PL12; MPI_P33_PL12; MPI_P34_PL11; MPI_P35_PL11; MPI_P40_PL02; MPI_P45_PL02; MPI_P46_PL09; MPI_P100_PL11; MPI_P110_PL14; MPI_P120_PL12; MPI_P130_PL12; MPI_P150_PL11; 122-LS04 Rev A; 122-LS05 Rev A; 122-LS06 Rev A; 122-LS07 Rev A; 122-LS08 Rev A; 122-LS09; 122-L03 Rev I; 122L04Rev L; 122-L05 Rev L; 122-L06 Rev L; MPR-ECE-AC-ZZ-EV-A-0300 P03, MPR-ECE-AC-ZZ-EV-A-0301 P02, MPR-ECE-AC-ZZ-EV-A-0302 P02, MPR-ECE-AC-ZZ-EV-A-0303 P03, MPR-ECE-AC-ZZ-EV-A-0305 P02, MPR-ECE-AC-ZZ-EV-A-0306 P02, MPR-ECE-AV-ZZ-EV-A-0300 P03, MPR-ECE-AV-ZZ-EV-A-0301 P02, MPR-ECE-AV-ZZ-EV-A-0302 P02, MPR-ECE-AV-ZZ-EV-A-0303 P03, MPR-ECE-GT-ZZ-EV-A-0300 P02, MPR-ECE-GT-ZZ-EV-A-0301 P03, MPR-ECE-GT-ZZ-EV-A-0302 P02, MPR-ECE-GT-ZZ-EV-A-0303 P03, MPR-ECE-GH-ZZ-EV-A-0300 P03, MPR-ECE-GH-ZZ-EV-A-0301 P02, MPR-ECE-GH-ZZ-EV-A-0302 P02, MPR-ECE-GH-ZZ-EV-A-0303 P03 Tree constraints existing layout; Tree constraints plan; Tree protection plan; Arboricultural Report by Crown consultants dated 5th June 2014; Tree schedule; Arboricultural Impact assessment by Crown consultants dated 1st April 2014; Daylight/sunlight Reports by Avison Young dated August 2014, September 2019 and February 2020; Drainage design strategy by Ramboll dated May 2014; Ecology Report by Ramboll dated July 2014; Ecology Statement by The Ecology Consultancy dated 26.09.2019; Energy Strategy by TGA dated 21 February 2020; Geotechnical and environmental desk study by Ramboll dated July 2014; Noise and vibration impact assessment by Ramboll dated July 2014; Transport Assessment by Ramboll dated May 2014; Planning Statements by Quod Planning dated July 2014 and 02 March 2020; Design and Access Statement by Cullinan Studios Revision H dated February 2020 and Financial Viability Assessment prepared by Beacon Partnership dated February 2020; MPI- P-502 PL10; 501 PL08; 500 PL08; Maitland Park - Home Quality Mark Assessment prepared by Envision dated 23/07/2020

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

Informative(s):

- 1 Reason for granting approval

The current application seeks to make a number of minor alterations to the development originally approved under ref 2014/5840/P for the provision of 112 residential units and replacement Tenants and Residents Association Hall, to incorporate changes to the elevations arising from progress made on the detailed design of the scheme and the fire safety strategy. The proposed amendments include: Relocation of the approved vents, rainwater pipes and entrance canopies on all elevations of the building, changes to the approved detailed brickwork between the windows on all elevations from herringbone to basket-weave pattern, minor alterations to the design of the approved windows and doorways, enlargement of the external M&E equipment housing and introduction of additional doors to the east and west elevations of the TRA Hall.

The changes to the locations of the vents and rainwater pipes would not add any additional clutter to the buildings elevation and are thus considered acceptable. Similarly, the change to the brickwork pattern between the windows and doors of the approved development would not harm the original design of the approved development and would reflect the details submitted and approved pursuant to Condition 4 of the original permission. The increase in size of the proposed M&E housing and lowering of two window cills on the east and west elevation of the TRA Hall to create doors, is also considered acceptable in terms of their visual impact. The minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2019/4998/P dated 25/09/2020). The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2019/4998/P dated 25/09/2020) 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



Daniel Pope
Chief Planning Officer

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