

Application ref: 2021/5445/P
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Date: 17 November 2021

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Gerald Eve LLP
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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:

Market Hall
Camden Lock Place
London
NW1 8AF

Proposal: Amendments (changes to rooflights and guttering) of planning permission 2021/1040/P dated 27/04/2021 for the removal of temporary flat roof and reconstruction of the Market Hall Building roof.

Drawing Nos:

Superseded drawing: 102 rev PL1

Amended drawings: 103 rev PL1

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.3 of planning permission 2021/1040/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 103 rev PL1.

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

Informative(s):

1 Reason for granting approval

This application seeks approval for amendments to the roof design of the Market Hall Building following design development. The amendments include changes to the gutter design to achieve the correct gradient to efficiently drain rainwater. The previously approved rooflights would be turned 90 degrees to avoid the new position of the guttering and the roof lanterns would be slightly increased in size but would be in the same location as approved.

The proposed amendments would be minor ones which would not materially impact the appearance of the building or conservation area compared to the approved scheme. The full impact of the scheme has already been assessed by virtue of the previous approval. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance or neighbour impact. As such, it is considered that the changes can be regarded as a non-material variation of the approved scheme granted on 27/04/2021 under ref: 2021/1040/P

No responses were received prior to determination. 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 the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 27/04/2021 under reference number 2021/5445/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



Daniel Pope
Chief Planning Officer

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