

Application ref: 2021/5926/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: Josh.Lawlor@camden.gov.uk  
Date: 12 January 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

J. Murphy & Sons Limited  
HiView House  
Highgate Road  
London  
NW5 1TN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**140 - 146 Camden Street**  
**London**  
**NW1 9PF**

Proposal: Amendment to planning permission reference 2020/1105/P dated 22/12/20, as amended by permissions reference 2020/3219/P dated 17/03/21 and reference 2021/3265/P dated 24/08/21 (for erection of two storey roof extension to the elevation fronting Greenland Street and erection of first floor single storey rear extension; including associated internal reconfiguration to create three additional flats), namely to reduce depth of 6 balconies

Drawing Nos:

Superseded:

D-CSC3-A111-Rev.H, D-CSC3-A114-Rev.N, D-CSC3-A115-Rev.M, D-CSC3-A116-Rev.O, D-CSC3-A117-Rev.O, D-CSC3-A118-Rev.O, D-CSC3-A119-Rev.N, D-CSC3-A120-Rev.M, D-CSC3-A121-Rev.O, D-CSC3-A211-Rev.M, D-CSC3-A213-Rev.O, D-CSC3-A214-Rev.N

Revised:

D-CSC3-A110-Rev.H, D-CSC3-A111-Rev.J, D-CSC3-A114-Rev.O, D-CSC3-A115-Rev.N, D-CSC3-A116-Rev.P, D-CSC3-A117-Rev.P, D-CSC3-A118-Rev.P, D-CSC3-A119-Rev.O, D-CSC3-A120-Rev.N, D-CSC3-A121-Rev.P, D-CSC3-A211-Rev.N, D-CSC3-A213-Rev.P, D-CSC3-A214-Rev.O

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 2021/3265/P granted on 24/08/2021 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- D-CSC3-A100, D-CSC3-A101, D-CSC3- A102; D-CSC3A103; D-CSC3-A104; D-CSC3-A105, D-CSC3-A206; D-CSC3-A207; D-CSC3- A208; D-CSC3A209; D-CSC3-A110-Rev.H, D-CSC3-A111-Rev.J, D-CSC3-A112-Rev.K, D-CSC3-A113-Rev.O, D-CSC3-A114-Rev.O, D-CSC3-A115-Rev.N, D-CSC3-A116-Rev.P, D-CSC3-A117-Rev.P, D-CSC3-A118-Rev.P, D-CSC3-A119-Rev.O, D-CSC3-A120-Rev.N, D-CSC3-A121-Rev.P, D-CSC3-A211-Rev.N, D-CSC3-A212-Rev.P, D-CSC3-A213-Rev.P, D-CSC3-A214-Rev.O, D-CSC3-A315-Rev.G, D-CSC3-A216-Rev.O; D-CSC3-A311-Rev.K; D-CSC3-A312-Rev.K; D-CSC3-A313-Rev.M; D-CSC3-A314-Rev.P; D-CSC3-A315-Rev.G.

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

Informative(s):

1 Reason for granting approval-

This application seeks a reduction in the depth of six balconies on the south elevation that are closest to Camden Street; these project over the Regents Canal and were recently introduced in the development by a S73 planning permission ref. 2020/3219/P granted on 17th March 2021.

The 2020/3219/P permission introduced the balconies on the eastern and southern Elevations, as an enhancement to the already sufficient amenity space. This was to overall improve the living environment for future residents through the provision of additional external amenity space. However, this approved development provided a policy compliant level of internal and external amenity space through inset balconies, internal lounges and roof terraces.

The alteration involves a reduction by half of the depth of 6 balconies on the southwest corner; their height, length and design remain the same and all other balconies are unaffected. This reduction in size would not significantly impact on the overall form, size and appearance of the proposal nor on the amenities of future occupants.

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 and neighbour impact. It is considered that the changes can be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted under reference number 2020/3219/P dated

17/03/2021 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 centered on the page.

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](http://www.camden.gov.uk/planning).