

Application ref: 2021/3029/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
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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

Marek Wojciechowski Architects
66-68 Margaret Street
London
W1W 8SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Judges Walk House
7 Branch Hill
London
NW3 7LT

Proposal: Amendment to detailed design of front entrance door and garage gate and insertion of a new access door to the 2nd floor rear terrace, as approved by planning permission 2013/4187/P dated 17/06/2014 (as amended by 2020/1945/P dated 30/10/20 and 2018/2655/P dated 22/2/19) for 'erection of 4 storey dwelling (including basement level) following demolition of existing 3 storey dwelling'.

Drawing Nos:

Superseded:

P_04 Rev. C and P_14 Rev.D.

Proposed:

P_04 Rev. F; P_14 Rev.G; P_22; Letters from Marek Wojciechowski Architects dated 14.12.21 and 17.12.21.

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 planning permission 2013/4187/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:

D_01 Rev C; D_02 Rev A; D_03 Rev A; D_04 Rev A; D_05 Rev A; D_07 Rev A; D_08 Rev A; D_11 Rev A; D_12 Rev A; D_13 Rev A; D_14 Rev C; D_16 Rev C; E_02 Rev A; E_03 Rev A; E_04 Rev A; E_05 Rev A; P_00 Rev A; P_01 Rev D; P_02 Rev D; P_03 Rev C; P_04 Rev F; P_05 Rev C; P_06 Rev B; P_07 Rev C; P_08 Rev C; P_09 Rev B; P_11 Rev B; P_12 Rev B; P_13 Rev B; P_14 Rev G; P_16 Rev C; P_17 Rev C; P_18 Rev A; P_19 Rev A; P_20 Rev B; P_21 Rev A; P_22; 00933/SK/111 Rev C; 112 Rev B; 113 Rev B; 114 Rev B; 115 Rev B; MDE4638-M-01; 7922_P001; P002; P003; P004; P005; P006; P007; P008; P009 Rev.A; P010; P11 Rev.A; P012 Rev. B; P013A; P014A; P20 Rev.B; P021 Rev.A; 022 Rev.A

Supporting documents: Revised Design and Access Statement dated 15/10/2013; Basement Impact Assessment (ref. 7922/BIA/TM/Rev A) by Sinclair Johnston dated April 2018; Revised structural design and construction statement by Sinclair Johnston dated April 2018; and letter from Byrne Looby dated 7/4/20; Code for Sustainable Homes Pre-assessment by Ashby Energy dated 05/06/2013; Ecological Assessment by Skilled Ecology Consultancy Ltd dated April 2013; Car Lift Specifications; Green Roof Section; Green Roof Specifications; M & E Works Planning Statement by Chris Evans Consulting dated 29/04/2013; Acoustic Report by Emtec dated 28/03/2013; Tree Survey by LaDellWood dated June 2013; Technical Specification Sheet for Parklift by WOHR; Letters from Merek Wojciechowski Architects dated 14.12.21 and 17.12.21.

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would alter the appearance of the entrance door and garage gate on the front boundary. The material, siting and scale will remain unaltered and the only difference is that the seams would be at shorter intervals. At 2nd floor a rear door will be inserted to access the terrace for maintenance purposes. The solid timber door would be detailed with v-grooves and painted black to match the coursing and colour of the approved brickwork. These alterations are not considered to have a material impact on character and appearance of the host property or Conservation area.

Although the new rear door will provide access to the rear terrace for maintenance, it is acknowledged that this is very narrow to merit much use for leisure purposes and is screened by the level difference to the property behind it, so it is unlikely to harm the amenity of neighbouring properties. The alterations to the front entrance doors are also not considered to harm the amenity of neighbouring properties.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2013/4187/P dated 17/06/2014 (as amended by 2020/1945/P dated 30/10/20 and 2018/2655/P dated 22/02/2019). In the context of the approved

scheme, it is considered that the amendments would not have any material effect on the approved development in terms of character and neighbour impact. 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 set out in the description and on the application form and shall only be read in the context of the permission granted under 2013/4187/P dated 17/06/2014 (as amended by 2020/1945/P dated 30/10/20 and 2018/2655/P dated 22/02/2019) 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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