

Application ref: 2021/4724/P
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Date: 25 January 2022

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The Keen Partnership
The Courtyard Edinburgh Road
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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:

**1a Malden Road
London
NW5 3HS**

Proposal: Amendments to planning permission ref 2016/1771/P dated 04/08/2016 (for the Redevelopment of the site to provide 9 residential units and associated landscaping), namely to allow enclosure of 4 rear balconies to create winter gardens and changes to their construction; change to parapet and addition of railings; changes to rear fenestration; removal of cladding of right elevation at 4th floor; removal of balcony from rear 4th floor; and change to design of 4th floor doors to left elevation.

Drawing Nos:

Superseded drawings: 1601_P_200 A, 1601_P_201 A, 1601_P_202 A, 1601_P_203 A, 1601_P_204 A, 1601_P_311 A, 1601_P_401 A.

Amended drawings: BR-04 rev F, BR-05, BR-06 rev B, BR-07 rev B, BR-08, BR-10, BR-12, BR-13, BR-14.

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 2016/1771/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:

1601_P_100 , 1601_P_101 A, 1601_P_120 A, 1601_P_121 A, 1601_P_122 A, 1601_P_123 A, 1601_P_124 A, 1601_P_125 A, 1601_P_205 A, 1601_P_230 A, 1601_P_231 A, 1601_P_232 A, 1601_P_233 A, 1601_P_234 A, 1601_P_310 A, 1601_P_402 A, BR-04 rev F, BR-05, BR-06 rev B, BR-07 rev B, BR-08, BR-10, BR-12, BR-13, BR-14.

Supporting documents: Planning Statement - RPS CgMs March 2016; Heritage Statement - RPS CgMs March 2015, Air Quality Assessment (including checklist) - Goodhand Acoustics March 2016; Contamination report - RPS December 2015; Design and Access Statement - JPA Rev A; Daylight/Sunlight Assessment - Lumina London Limited March 2016; Energy Statement - King Shaw Associates March 2016; Lighting Strategy - Lighting Bureau March 2016; Noise Assessment - Moir Hands March 2016; Outline Construction Management Plan - Cottee March 2015; Waste Management Strategy - Cottee March 2015; Transport Statement - Cottee March 2015 and Travel Plan - Cottee March 2016.

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

Informative(s):

1 Reason for granting approval:

Permission is sought for the following amendments to the previously approved scheme:

- Enclosure of balconies to form winter gardens and changes to their construction method.
- Change to parapet height and addition of railings.
- Minor changes to rear fenestration
- Removal of zinc cladding from right elevation
- Removal of balcony at rear fourth floor level
- Changes to design of 4th floor doors to left elevation.

Following revisions to the proposals to retain the previously approved metal railings to the balconies, and to retain the previously approved zinc cladding to the rear and left elevations, the proposed changes are considered to be acceptable. They would constitute a minor change in the context of the original scheme (and the previous non-material amendment granted on 15/03/2019 under reference 2018/3369/P) and would not materially impact the appearance of the building or conservation area compared to the previous approvals.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not change the application site area, increase the height of the building or change the number of units; do not result in changes to external details that would materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area; do not materially change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and do not materially impact on any neighbours or other

statutory and non-statutory bodies.

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. The full impact of the proposed development has already been assessed by virtue of the approved scheme granted on 04/08/2016 under reference 2016/1771/P.

- 2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context of the substantive permission granted on 04/08/2016 under reference number 2016/1771/P 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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer

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