

Application ref: 2021/5965/P  
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Date: 16 March 2022

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Tetra Tech Planning  
11th Floor, 1 Angel Court  
London  
EC2R 7HJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**156 West End Lane  
London  
NW6 1SD**

Proposal: Amendments to planning permission 2019/4140/P (dated 14th July 2021) which itself varied conditions 2, 9, 33, 44 and 46 of planning permission 2015/6455/P dated 23rd June 2017 (for: Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings, flexible non-residential use, employment floorspace and community meeting space in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping), namely to reconfigure internal layouts and ancillary residential uses within the West Building to rectify discrepancies within the approved plans, to allow compliance with statutory regulations and to increase PVs on roof; and associated variation of Conditions 2 (approved drawings), 9 (Building Regs compliance), 32 (Privacy screens), 43 (Car parking) and 44 (Cycle parking) to reflect the use of different unit numbers and drawing numbers.

Drawing Nos:

Superseded drawings: 0001-A-CTA-SKE-98-00-5651, 0001-A-CTA-SKE-98-01-5652, 0001-A-CTA-SKE-98-02-5653, 0001-A-CTA-SKE-98-03-5654, 0001-A-CTA-SKE-98-04-5655, 0001-A-CTA-SKE-98-05-5656, 0001-A-CTA-SKE-98-RF-5657, SK2101 C, SK2102 B; SK2103 B, SK2104 B; SK2105 B, SK2106 B, SK2107 B, PL(EL) P030 A, PL(EL) P031 B, PL(EL) P034 D, PL(EL) P037 E, PL(EL) P039 E, 0001-A-CTA-SKE-98-02-5584, 0001-A-CTA-SKE-98-XX-5661, 0001-A-CTA-SKE-98-ZZ-1300, 0001-A-CTA-SKE-98-ZZ-1301, 0001-A-CTA-SKE-98-ZZ-1302, 0001-A-CTA-SKE-98-ZZ-1303, 0001-

A-CTA-SKE-98-ZZ-1304, 0001-A-CTA-SKE-98-ZZ-1305, 0001-A-CTA-SKE-98-ZZ-1306, 0001-A-CTA-SKE-98-ZZ-1307, 0001-A-CTA-SKE-98-ZZ-1308, 0001-A-CTA-SKE-98-ZZ-1309, 0001-A-CTA-SKE-98-ZZ-1310, 0001-A-CTA-SKE-98-ZZ-1311, 0001-A-CTA-SKE-98-ZZ-1312, 0001-A-CTA-SKE-98-ZZ-1313, 0001-A-CTA-SKE-98-ZZ-1314, 0001-A-CTA-SKE-98-ZZ-1315, 0001-A-CTA-SKE-98-ZZ-1316, 0001-A-CTA-SKE-98-ZZ-1317, 0001-A-CTA-SKE-98-ZZ-1318, 0001-A-CTA-SKE-98-ZZ-1319, 0001-A-CTA-SKE-98-ZZ-1320, 0001-A-CTA-SKE-98-ZZ-1321, 0001-A-CTA-SKE-98-ZZ-1322, 0001-A-CTA-SKE-98-ZZ-1323, SK (GE)P400 A; SK (GE)P401 A; SK (GE)P402 A; SK (GE)P403 A; SK (GE)P404 A; SK (GE)P405 A; SK (GE)P406 A; SK (GE)P407 A; SK (GE)P408 A; SK (GE)P409 A; SK (GE)P410 A; SK (GE)P411 A, PL(EL) P050 B, PL(EL) P051 B, SK (GE) P230 B, PL(EL)P038 C.

Amended drawings: 0001-A-CTA-SKE-98-ZZ-3020 rev A, 0001-A-CTA-SKE-98-ZZ-3021 rev A, 0001-A-CTA-SKE-98-ZZ-3022 rev A, 0001-A-CTA-SKE-98-ZZ-3023 rev A, 0001-A-CTA-SKE-98-00-3028, 0001-A-CTA-SKE-98-02-5584 rev A, 0001-A-CTA-SKE-98-XX-5661 rev B, 0001-A-CTA-SKE-98-XX-5660 rev B, 0001-A-CTA-SKE-98-ZZ-1350 rev A, 0001-A-CTA-SKE-98-ZZ-1351 rev A, 0001-A-CTA-SKE-98-ZZ-1324, 0001-A-CTA-SKE-98-ZZ-1325, 0001-A-CTA-SKE-98-ZZ-1326, 0001-A-CTA-SKE-98-ZZ-1327, SKE-98-ZZ-1328, SKE-98-ZZ-1329, SKE-98-ZZ-1330, SKE-98-ZZ-1331, SKE-98-ZZ-1332, SKE-98-ZZ-1333, SKE-98-ZZ-1334, SKE-98-ZZ-1335, 0001-A-CTA-SKE-98-ZZ-1300, 0001-A-CTA-SKE-98-ZZ-1301, 0001-A-CTA-SKE-98-ZZ-1302, 0001-A-CTA-SKE-98-ZZ-1303, 0001-A-CTA-SKE-98-ZZ-1304, 0001-A-CTA-SKE-98-ZZ-1305, 0001-A-CTA-SKE-98-ZZ-1306, 0001-A-CTA-SKE-98-ZZ-1307, 0001-A-CTA-SKE-98-ZZ-1308, 0001-A-CTA-SKE-98-ZZ-1309, 0001-A-CTA-SKE-98-ZZ-1310, 0001-A-CTA-SKE-98-ZZ-1311, 0001-A-CTA-SKE-98-ZZ-1312, 0001-A-CTA-SKE-98-ZZ-1313, 0001-A-CTA-SKE-98-ZZ-1314, 0001-A-CTA-SKE-98-ZZ-1315, 0001-A-CTA-SKE-98-ZZ-1316, 0001-A-CTA-SKE-98-ZZ-1317, 0001-A-CTA-SKE-98-ZZ-1318, 0001-A-CTA-SKE-98-ZZ-1319, 0001-A-CTA-SKE-98-ZZ-1320, 0001-A-CTA-SKE-98-ZZ-1321, 0001-A-CTA-SKE-98-ZZ-1322, 0001-A-CTA-SKE-98-ZZ-1323, 0001-A-CTA-SKE-98-ZZ-1000 rev A, 0001-A-CTA-SKE-98-00-3010, 0001-A-CTA-SKE-98-01-3011, 0001-A-CTA-SKE-98-02-3012, 0001-A-CTA-SKE-98-03-3013, 0001-A-CTA-SKE-98-04-3014, 0001-A-CTA-SKE-98-05-3015, 0001-A-CTA-A-98-RF-3016, 0001-A-CTA-SKE-98-00-5651 rev A, 0001-A-CTA-SKE-98-01-5652 rev A, 0001-A-CTA-SKE-98-02-5653 rev A, 0001-A-CTA-SKE-98-03-5654 rev A, 0001-A-CTA-SKE-98-04-5655 rev A, 0001-A-CTA-SKE-98-05-5656 rev A, 0001-A-CTA-SKE-98-RF-5657 rev A, 0001-A-CTA-DR-98-ZZ-5554-P01.

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 2019/4140/P dated 14.07.2021 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:

SK0000, 0001-A-CTA-SKE-98-B1-5650, 0001-A-CTA-SKE-98-00-5651 rev A, 0001-A-CTA-SKE-98-01-5652 rev A, 0001-A-CTA-SKE-98-02-5653 rev A, 0001-A-CTA-SKE-98-03-5654 rev A, 0001-A-CTA-SKE-98-04-5655 rev A, 0001-A-CTA-SKE-98-05-5656 rev A, 0001-A-CTA-SKE-98-RF-5657 rev A, 0001-A-CTA-SKE-

98-ZZ-1000 rev A, 0001-A-CTA-SKE-98-00-3010, 0001-A-CTA-SKE-98-01-3011, 0001-A-CTA-SKE-98-02-3012, 0001-A-CTA-SKE-98-03-3013, 0001-A-CTA-SKE-98-04-3014, 0001-A-CTA-SKE-98-05-3015, 0001-A-CTA-A-98-RF-3016, 0001-A-CTA-SKE-98-B1-5570, 0001-A-CTA-SKE-98-00-5571, 0001-A-CTA-SKE-98-01-5572, 0001-A-CTA-SKE-98-02-5573, 0001-A-CTA-SKE-98-03-5574, 0001-A-CTA-SKE-98-04-5575, 0001-A-CTA-SKE-98-05-5576, 0001-A-CTA-SKE-98-RF-5577, 0001-A-CTA-SKE-98-ZZ-5578, 0001-A-CTA-SKE-98-ZZ-5579, 0001-A-CTA-SKE-98-ZZ-5580, 0001-A-CTA-SKE-98-ZZ-5581, 0001-A-CTA-SKE-98-ZZ-5582, 0001-A-CTA-SKE-98-XX-5560, 0001-A-CTA-SKE-98-B1-5583, 0001-A-CTA-SKE-98-ZZ-3020 rev A, 0001-A-CTA-SKE-98-ZZ-3021 rev A, 0001-A-CTA-SKE-98-ZZ-3022 rev A, 0001-A-CTA-SKE-98-ZZ-3023 rev A, 0001-A-CTA-SKE-98-00-3028, 0001-A-CTA-SKE-98-02-5584 rev A, 0001-A-CTA-SKE-98-XX-5661 rev B, 0001-A-CTA-SKE-98-XX-5660 rev B, 0001-A-CTA-SKE-98-ZZ-1350 rev A, 0001-A-CTA-SKE-98-ZZ-1351 rev A, 0001-A-CTA-DR-98-ZZ-5554-P01.

(All Prefix 13119): PL(SE) P045 B; PL(SE) P046 PA; PL(EL) P053 PB; PL(EL) P054 PB; PL (EL) P055 PB; SK(GE) P211 PA; SK(GE) P212 P-; SK(GE) P213 P-; SK(GE) P214 P-; SK(GE) P215 P-.

Landscape drawings: (All prefix D2313) L.100; L.101 Rev C; L.201 Rev C; L.400 Rev D; L.401 Rev C; L.402 Rev C; L.403 Rev C; L.404 Rev C; L.405 Rev B; SK.09.1 A.

Proposed flat layout plans:

#### AFFORDABLE

0001-A-CTA-SKE-98-ZZ-1300, 0001-A-CTA-SKE-98-ZZ-1301, 0001-A-CTA-SKE-98-ZZ-1302, 0001-A-CTA-SKE-98-ZZ-1303, 0001-A-CTA-SKE-98-ZZ-1304, 0001-A-CTA-SKE-98-ZZ-1305, 0001-A-CTA-SKE-98-ZZ-1306, 0001-A-CTA-SKE-98-ZZ-1307, 0001-A-CTA-SKE-98-ZZ-1308, 0001-A-CTA-SKE-98-ZZ-1309, 0001-A-CTA-SKE-98-ZZ-1310, 0001-A-CTA-SKE-98-ZZ-1311, 0001-A-CTA-SKE-98-ZZ-1312, 0001-A-CTA-SKE-98-ZZ-1313, 0001-A-CTA-SKE-98-ZZ-1314, 0001-A-CTA-SKE-98-ZZ-1315, 0001-A-CTA-SKE-98-ZZ-1316, 0001-A-CTA-SKE-98-ZZ-1317, 0001-A-CTA-SKE-98-ZZ-1318, 0001-A-CTA-SKE-98-ZZ-1319, 0001-A-CTA-SKE-98-ZZ-1320, 0001-A-CTA-SKE-98-ZZ-1321, 0001-A-CTA-SKE-98-ZZ-1322, 0001-A-CTA-SKE-98-ZZ-1323.

#### PRIVATE

0001-A-CTA-SKE-98-B1-5591, 0001-A-CTA-SKE-98-B1-5592, 0001-A-CTA-SKE-98-B1-5593, 0001-A-CTA-SKE-98-B1-5594, 0001-A-CTA-SKE-98-B1-5595, 0001-A-CTA-SKE-98-B1-5596, 0001-A-CTA-SKE-98-B1-5597, 0001-A-CTA-SKE-98-B1-5598, 0001-A-CTA-SKE-98-00-5599, 0001-A-CTA-SKE-98-00-5600, 0001-A-CTA-SKE-98-00-5601, 0001-A-CTA-SKE-98-ZZ-5602, 0001-A-CTA-SKE-98-ZZ-5603, 0001-A-CTA-SKE-98-00-5604, 0001-A-CTA-SKE-98-00-5605, 0001-A-CTA-SKE-98-00-5606, 0001-A-CTA-SKE-98-00-5607, 0001-A-CTA-SKE-98-00-5608, 0001-A-CTA-SKE-98-00-5609, 0001-A-CTA-SKE-98-00-5610, 0001-A-CTA-SKE-98-00-5611, 0001-A-CTA-SKE-98-ZZ-5612, 0001-A-CTA-SKE-98-ZZ-5613, 0001-A-CTA-SKE-98-ZZ-5614, 0001-A-CTA-SKE-98-ZZ-5615, 0001-A-CTA-SKE-98-ZZ-5616, 0001-A-CTA-SKE-98-ZZ-5617, 0001-A-CTA-SKE-98-ZZ-5618, 0001-A-CTA-SKE-98-ZZ-5619, 0001-A-CTA-SKE-98-ZZ-5620, 0001-A-CTA-SKE-98-ZZ-5621, 0001-A-CTA-SKE-98-ZZ-5622, 0001-A-CTA-SKE-98-ZZ-5623, 0001-A-CTA-SKE-98-ZZ-5624, 0001-A-CTA-SKE-98-ZZ-5625, 0001-A-CTA-SKE-98-ZZ-5626, 0001-A-CTA-SKE-98-ZZ-5627, 0001-A-CTA-SKE-98-05-5628, 0001-A-CTA-

SKE-98-05-5629, 0001-A-CTA-SKE-98-05-5630, 0001-A-CTA-SKE-98-05-5631, 0001-A-CTA-SKE-98-05-5632, 0001-A-CTA-SKE-98-ZZ-5633.

#### INTERMEDIATE

0001-A-CTA-SKE-98-ZZ-1324, 0001-A-CTA-SKE-98-ZZ-1325, 0001-A-CTA-SKE-98-ZZ-1326, 0001-A-CTA-SKE-98-ZZ-1327, SKE-98-ZZ-1328, SKE-98-ZZ-1329, SKE-98-ZZ-1330, SKE-98-ZZ-1331, SKE-98-ZZ-1332, SKE-98-ZZ-1333, SKE-98-ZZ-1334, SKE-98-ZZ-1335

#### SHARED OWNERSHIP

0001-A-CTA-SKE-98-B1-5585, 0001-A-CTA-SKE-98-B1-5586, 0001-A-CTA-SKE-98-00-5587, 0001-A-CTA-SKE-98-00-5588, 0001-A-CTA-SKE-98-ZZ-5589, 0001-A-CTA-SKE-98-02-5590

#### Supporting documents:

Design and Access Statement (August 2019) prepared by CGL Architects; Planning Statement (9th August 2019) prepared by WYG; Sustainability Statement Addendum (11th July 2019) prepared by Silver EMS; Energy Statement Addendum (29th July 2019) prepared by Silver EMS; Waste Strategy Addendum (29th July 2019) prepared by WSP. Planning Statement dated November 2015; Planning Statement Addendum dated June 2016; Design and Access Statement dated June 2016; Design and Access Statement Addendum Dated September 2016; Employment Policy Statement dated August 2016; Townscape Heritage and Visual Impact Assessment dated November 2015; Townscape Heritage and Visual Impact Assessment Addendum dated June 2016; Revised Landscape Statement produced by Fabrik Revision dated November 2016; Economic Impact Study prepared by Turley dated November 2015; Transport Statement dated November 2015 ; TTP Consulting Technical Note dated July 2016 (Morgan Tucker); TTP Consulting Technical Note dated July 2016 (MEC); Revised Framework Travel Plan dated June 2016, Revised Sustainability Statement dated June 2016 (including superseded BREEAM Assessment); Revised BREEAM Assessment dated September 2016; Revised Energy Statement dated June 2016; Revised Energy Statement Addendum dated September 2016; Revised Daylight and Sunlight Assessment, within Development, dated September 2016; Revised Daylight and Sunlight Assessment, Neighbouring properties, dated June 2016; Revised Daylight and Sunlight Assessment for 10 Lymington Road; Workspace provider Dialogue dated June 2016; Revised Air Quality Neutral Assessment dated November 2016; Revised Air Quality Assessment dated June 2016; Revised Noise and Vibration Assessment dated June 2016 Letter from Accon Development Consultants dated 24 October 2016; Overshadowing Assessment/Sun-path Analysis Images 001-020 dated 5 December 2016; Geotechnical Desk Study, prepared by RSA Geotechnics dated November 2015; Waste Management Strategy, prepared by WSP UK Dated November 2015; Waste Management Strategy Addendum Dated October 2016; Revised Archaeological Desk-Based Assessment dated June 2015; Revised Preliminary Ecological Appraisal Dated June 2016; Construction Management Plan Dated November 2015; Statement of Community Involvement dated November 2015; Revised Overheating Assessment dated June 2015; Overheating Assessment Cover Letter dated 26 October 2016; Revised Tree report dated June 2016; Tree Constraints Plan dated November 2015; Flood Risk Assessment, Rev H submitted in November 2016 by Tim Trotman.

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

For the purposes of this decision, condition no.32 of planning permission 2019/4140/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 32

Notwithstanding the approved drawings, details of privacy screening at a minimum height of 1.7m to be installed to the northern elevation of the terraces of flats E.01.05, E.01.20, E.02.05, E02.20; W.01.09, W.02.15 and W.02.16; and to the eastern elevations of the terraces of flats E.01.02 and E.02.02 shall be submitted to and approved in writing by the Local Planning Authority. The approved privacy screening shall be installed prior to the occupation of the development and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring occupiers within and outside the development in accordance with the requirements of policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

For the purposes of this decision, condition no.43 of planning permission 2019/4140/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 43

The development shall not be occupied until the whole of the car parking provision shown on approved drawing 0001-A-CTA-SKE-98-00-3010 is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers of the wheelchair adapted units of the development.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car free development) of the London Borough of Camden Local Plan 2017.

For the purposes of this decision, condition no.44 of planning permission 2019/4140/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 44

Prior to commencement of internal walls, full details of cycle parking shall be submitted to and approved by the local planning authority. The details of the cycle parking shall include the following:

- 24 Long-stay cycle parking spaces for non-residential use (located as per drawing 0001-A-CTA-SKE-98-00-3010).
- 42 Short-stay cycle parking spaces for non-residential use (located as per drawings: 0001-A-CTA-SKE-98-00-3010 and 0001-A-CTA-SKE-98-00-5571).

- 287 Long-stay cycle parking spaces for residential use, 5 of which are adaptive cycle spaces (located as per drawings: 0001-A-CTA-SKE-98-00-3010; 0001-A-CTA-SKE-98-B1-5570; 0001-A-CTA-SKE-98-B1-5583; and 0001-A-CTA-SKE-98-00-3028).
- 10 Short-stay cycle parking spaces for residential use (located as per drawing 0001-A-CTA-SKE-98-00-5571).
- Details of either a 'Sheffield' or 'Camden M' stand for adaptive cycles to be locked securely for the 5 adaptive cycle parking spaces.
- Showers and lockers for staff use for the non-residential development as located per drawing 0001-A-CTA-SKE-98-00-3011.
- Details showing all doors on route to any cycle parking to be automated and have sufficient clearance for a person to manoeuvre through it easily whilst standing next to their cycle; and a minimum of 2m wide.

The approved cycle parking requirements shall thereafter be provided in their entirety prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

For the purposes of this decision, condition no.9 of planning permission 2019/4140/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 9

Prior to the commencement of internal walls, details of unit numbers: W.01.03, W.01.05, W.01.09, W.01.10, W.02.09, W.02.11, W.02.15, W.02.16 demonstrating compliance with Building Regulations Part M4 (3) 2b; and details of unit numbers: W.03.09, W.03.11, W.04.09, W.04.11, W.05.09, E-1.02, E-1.03, E-1.04, E-1.05, and E00.04 demonstrating compliance with Building Regulations Part M4 (3) 2a shall be submitted to and approved in writing by the Local Planning Authority.

The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policies H6 (Housing choice and mix) and C6 (Access for all) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting approval-

Amendments are sought following a technical design review which has identified

inconsistencies within the approved plans, together with a requirement for amendments to ensure compliance with the latest Building Regulations and other statutory guidance. Other internal design efficiencies relating to ancillary spaces and functions have also been identified. This NMA relates only to the West Building and follows a similar NMA for such alterations to the East Building which was approved on 24/08/2021 under reference 2021/3470/P.

The proposed Non-Material Amendments to the approved scheme (2019/4140/P) include changes to the layout of the ancillary spaces at ground floor to facilitate larger cores; a reconfiguration of the car parking spaces; minor alterations to the internal layouts of the proposed flats to ensure compliance with space and design standards; an increase in the number of PV panels at roof level to comply with the approved energy strategy; an increase in the height of the wall surrounding the loading bay; and minor changes to the design of the West End Lane elevation to introduce Building Regulations compliant railings to the top floor balconies and changes to the window pane proportions at ground and first floor level and to the dormer sizes at roof level.

Alterations to the internal layouts of a number of flats are proposed to ensure compliance with space and design standards and as a result of the changes to the size of the cores. The changes would result in fairly minor alterations in floor size and layout (+/- 1 or 2sqm in most instances) and the units would still comply with space standards with no increase or change in the total number of units proposed or external alterations.

Externally, the proposals include the addition of a new metal handrail to the 5th floor balconies as the previously approved parapet would not be tall enough to meet Building Regulations. It was originally proposed to increase the height of the parapet, but officers were concerned with the visual impact of such a change and requested a discreet setback railing instead. Other alterations include changes to the window pane proportions of the west facing windows at ground and first floor and a slight change to the dormers and their windows at mansard level. The dormer window openings were originally proposed to be slightly larger than the adjacent windows but would now be the same size and the dormer cheeks would be slightly wider. Overall, these changes would have a minor visual impact which would not impact upon the architectural aesthetic of the approved scheme.

The proposed changes to the wording of conditions 9, 33, 44 and 46 relate only to the different unit numbers for the flats so that they are correctly identified and to refer to the correct revised drawing numbers.

At roof level, it is proposed to increase the number of PV panels within the same area previously approved to provide PV panels, to ensure they would meet the energy targets secured by the approved energy strategy. The approved disabled car parking would be altered slightly due to the changes to the ground floor layout to ensure it did not interfere with the loading bay. The number, general position and dimensions would be as approved. As a result of the changes to the core layouts, the layout of the ancillary ground floor facilities (cycle and refuse stores) would be altered. The size and number cycle parking spaces would be retained and the refuse stores would still meet policy requirements.

The amended drawings also include a revised internal courtyard of the East

Building, which was mistakenly excluded from the East Building NMA. The revised drawing is in keeping with the changes previously approved, and does not introduce new amendments.

2 Reason for granting approval (cont).

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 alter the appearance of the building, materially compromise the overall design of the building or materially impact on the character and appearance of the adjacent 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 outlook; 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 reference 2019/4140/P (dated 14th July 2021).

- 3 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 14.07.2021 under reference number 2019/4140/P and is bound by all the conditions and obligations attached to that permission.
- 4 You are advised that the triggers for condition 9 and 44 are shown as amended in line with the Non-Material Amendment approval reference 2022/0741/P dated 15/03/2022.

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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