

Application ref: 2022/0214/P
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Date: 3 May 2022

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Knight Frank
55 Baker Street
London
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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:
7A, B, C Bayham Street
London
NW10EY

Proposal: Non-material amendments to planning permission 2018/3647/P dated 28/08/202, as amended by 2020/5647/P dated 19/01/2022, (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use) namely to install an extract flue at first floor level and new ground floor doorway on southern elevation.

Drawing Nos: Superseded: A-110-002 P2, A-120-001 P3, A-120-003 P3

Proposed: A-110 - 002 P3, A-120-003 P4, A-120-001 P4

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 2018/3647/P dated 28/08/202, as amended by 2020/5647/P dated 19/01/2022 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: (1783) A-000-001, A-000-002, A-100-097 P0, A-100-098P2, A-100-099 P2, A-100-000 P3, A-100-001 P3, A-100-002 P2, A-100-003-P1, A-100-004 P3, A-100-005 P2, A-110-001 P6, A-110-002 P3, A-110-003-P3, A-110-004 P3, A-120-001 P4, A-120-002 P3, A-120-003 P4, A-120-004-P1, A-120-010, A-120-011, A-120-012 P1.

Background Papers and Supporting Documents: Dexter Moren Associates Section 73 Proposed Scheme Amendments Rev G October 2021, Campbell Reith BIA audit Rev D1 dated November 2018, Campbell Reith BIA audit Rev F1 dated February 2019, GL Hearn Sequential Assessment dated 15/01/2019, Transport Assessment Rev 11 dated November 2018, GL Hearn Financial Viability Assessment dated 17/08/2018, White Bridge financial feasibility study dated August 2018, GL Hearn cover letter dated 31/07/2018, Ecology Report dated 23/07/2018, Heritage Collective heritage statement and addendum dated July 2018, Sandy Brown noise report dated 26/07/2018, Waste Strategy Report dated 24/07/2018, Statement of Community Involvement dated July 2018, GL Hearn Planning Statement dated July 2018, Ensphere Draft Construction Management Plan dated July 2018, Land Stability Assessment dated February 2018, Hydrogeological and Hydrological Assessment dated July 2018, Archaeology Desk Based Assessment dated May 2018, Air Quality Assessment dated 24/07/2018, BPS FVA audit 02/11/2018, Report VA3259.210513.NIA2; Ensphere Energy Statement (November 2020); Ensphere Sustainability Statement (November 2020) Updated Daylight, Sunlight and Overshadowing Report (January 2021)

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

Informative(s):

1 Reason for granting approval

The current proposals seek to install a small ventilation flue to the rear of the building at first floor level to serve the approved life safety generator. The proposals also seek to install a doorway on the southern elevation at ground floor level to provide access between the host building and 3, 5, 7 Bayham Street and 48-56 Bayham Place. The proposed amendments are considered to represent minor alterations that, given their size and location, would not have a significant impact on the appearance of the approved development or the character of the surrounding conservation area. The minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook, privacy and would not lead to increase noise and disturbance at the site.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2019/4241/P dated 28/08/2020, as amended by ref 2021/1374/P dated 13/08/2021. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be

read in the context of the substantive permission 2018/3647/P dated 28/08/202, as amended by 2020/5647/P dated 19/01/2022, 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 a faint rectangular stamp.

Daniel Pope
Chief Planning Officer

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