

Application ref: 2022/0509/P  
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Date: 4 May 2022

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DP9  
100 Pall Mall  
London  
SW1Y 5NQ  
England

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**14 Blackburn Road**  
**London**  
**Camden**  
**NW6 1RZ**

Proposal: Amendment to the wording of condition 1 (to alter the trigger for submission) of 'Redevelopment of whole site by the erection of a 4-storey eastern block comprising two Class B8 and eight Class B1 units with associated service yard, together with a 4 storey plus basement western block comprising 8 dwelling houses and 6 self-contained flats with associated underground car parking' approved under planning application PWX0202103 dated 08/05/2003.

Drawing Nos: Cover letter by DP9 dated 26/04/2022

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 purpose of this decision, condition 1 of planning permission PWX0202103 dated 08/05/2003 shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 1**

Notwithstanding the approved drawings, before the relevant part of work is begun, details of new facing materials, to include photo samples and manufacturer specifications, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved.

Reasons: To safeguard the appearance of the building and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The changes to condition 1 (requiring approval of materials) do not alter the purpose of the condition but bring it in line with current practice, provide clarity on trigger points, and allow flexibility to discharge the details at any point before the works are done. It would still exercise the same control over the appearance of the finished development and so would not have a material impact on the finished development. Condition 1 of planning application PWX0202103 dated 08/05/2003 required:

*The details of the elevations and facing materials to be used on the buildings shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.*

The proposed non-material amendment would change the wording of Condition 1 to:

*Notwithstanding the approved drawings, before the relevant part of work is begun, details of new facing materials, to include photo samples and manufacturer specifications, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved.*

The full impact of the scheme has already been assessed by virtue of the previous planning permission PWX0202103 dated 08/05/2003. In the context of the permitted scheme, the amendment would not have any material effect on the approved development.

- 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 on 08/05/2003 under reference number PWX0202103 and is bound by all the conditions 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



Daniel Pope  
Chief Planning Officer

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