

Application ref: 2022/2196/P  
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Date: 21 September 2022

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Knight Frank  
55 Baker Street  
London  
W1U 8EW

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  
NW1 0EY**

Proposal: Amendments to planning permission 2018/3647/P dated 28/08/2020, as amended by 2020/5647/P dated 19/01/2022, (for Demolition of existing office buildings and erection of 5 storey (plus two storey basement) building comprising mixed office and hotel use), namely to make amendments to the King's Terrace parapet wall, amendments to 9 Bayham Street party wall, alterations to external stairs including introduction of a new landing and alterations to window positions at ground and basement level.

Drawing Nos:

Superseded: A-100-098 P2, A-100-099 P2, A-100-100 P3, A-100-101 P3, A-100-102 P2, A-100-103 P1, A-110-001 P6, A-110-003 P3, A-110-004 P3, A-120-001 P4, A-120-003 P4

Proposed: A-100-098 P3, A-100-099 P3, A-100-100 P4, A-100-101 P4, A-100-102 P2, A-100-103 P2, A-110-001 P7, A-110-003 P4, A-110-004 P4, A-120-001 P5, A-120-003 P5

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-100-098 P3, A-100-099 P3, A-100-100 P4, A-100-101 P4, A-100-102 P2, A-100-103 P2, A-100-004 P3, A-100-005 P2, A-110-001 P7, A-110-002 P2, A-110-003 P4, A-110-004 P4, A-120-001 P5, A-120-002 P3, A-120-003 P5, 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, GLHearn 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 make a number of minor alterations to the approved development including: Alteration to the approved parapet wall adjoining King's Terrace so that it is recessed 170mm back into the application site; alteration to the approved parapet wall adjoining 9 Bayham Street so that it is recessed 150mm back into the application site; installation of a new intermediate landing on the external stairs between first and second floor level with associated window and door alterations; and repositioning of the external stairs leading up to roof level.

The proposed amendments to the northern party walls 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. Similarly, the alterations to the approved external staircase and basement/courtyard windows, are considered minor and would not have a significant visual impact given their limited visibility.

The minor nature of the proposed amendments would ensure no harm is caused to

neighbouring amenity in terms of loss of light, noise or outlook. Whilst the proposals would introduce a larger landing point on the external stairs at second floor level, its size and location is not considered to lead to harmful levels of overlooking to neighbouring properties, particularly as it would only be used for maintenance and emergency purposes.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2018/3647/P dated 28/08/2020, as amended by 2020/5647/P dated 19/01/2022. 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 28/08/2020, 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 2021.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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