

Application ref: 2022/1944/P
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Date: 17 October 2022

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Hawkins\Brown Architects LLP
159 St John Street
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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:

**Nettlecombe
Agar Grove
London
Camden
NW1 9SN**

Proposal: Non-Material Amendment to planning permission 2013/8088/P dated 04/08/2014 (as amended by 2015/3443/P dated 11/08/2015; 2015/5160/P dated 11/11/2015; and 2015/6240/P dated 10/12/2015) for 'Demolition of all existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House (extending from 18 to 20 storeys in total) to provide a total of 493 Class C3 residential units, comprising 240 market, 37 intermediate and 216 social rent units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units; refuse and recycling facilities; car and cycle parking facilities; landscaping / amenity space; and associated works. ' approved; namely to allow changes blocks JKL and I in relation to window and door openings positions and elevations, refuse strategy, substation openings, rewording of development phases as required by condition 54.

Drawing Nos: Superseded:

AGV-HBA-NE-XX-DR-A-20-0200 Rev T02; AGV-HBA-NE-XX-DR-A-20-0201 Rev T02;
AGV-HBA-NE-XX-DR-A-20-0202 Rev T02; 1901-22-300 Rev T02; 1901-07-100 Rev
P04; AGV-HBA-NE-00-DR-A-08-0100 Rev P03.

Proposed:

AGV-HBA-I-ZZ-DR-A-200200 Rev P2; AGV-HBA-JKL-ZZ-DR-A-200200 Rev P3; AGV-HBA-JKL-ZZ-DR-A-200201 Rev P3; AGV-HBA-JKL-ZZ-DR-A-200202 Rev P3; AGC377-AL-SK-038; Cover letter T19-075 Condition 54; Refuse Strategy HB1423-C 07.01.2 by Hawkins Brown.

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, conditions 54 and 63 of planning permission 2013/8088/P dated 04/08/2014 as amended on 13/10/2020 under ref 2019/4280/P shall be replaced with the following condition:

REPLACEMENT CONDITION 54

*Electric vehicle charging and monitoring

Prior to first occupation of phase 4 of the development, confirmation of the necessary measures to secure 11 on street electric vehicle charging points within the development shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to the first occupation of any use in phase 6 and shall thereafter be retained.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CC1 of the London Borough of Camden Local Plan 2017.

REPLACEMENT CONDITION 63

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

1423_DWG_PL_00_001; 1423_DWG_PL_00_010; 1423_DWG_PL_00_011;
1423_DWG_PL_00_012; 1423_DWG_PL_00_013; 1423_DWG_PL_00_014;
1423_DWG_PL_00_050; 1423_DWG_PL_00_051; 1423_DWG_00_060;
1423_DWG_00_061; 1423_DWG_00_062; 1423_DWG_00_063;
1423_DWG_00_064; 1423_DWG_00_065; 1423_DWG_00_080;
1423_DWG_00_081; 1423_DWG_00_082; 1423_DWG_00_085;
1423_DWG_00_086; 1423_DWG_00_100; 1423_DWG_00_101_C;
1423_DWG_00_102_A; 1423_DWG_00_103; 1423_DWG_PL_00_130;
1423_DWG_PL_00_131; 1423_DWG_PL_00_132; 1423_DWG_PL_00_133;
1423_DWG_PL_00_134; 1423_DWG_PL_00_135; 1423_DWG_PlotA_00_230;
1423_DWG_PlotA_00_280; 1423_DWG_PlotA_00_281;
1423_DWG_PlotA_00_282; 1423_DWG_PlotA_90_001_A;
1423_DWG_PlotA_90_002_A; 1423_DWG_PlotA_90_010;

Plot B:

AGV-HBA-B-00-DR-A-200000 Rev P1; AGV-HBA-B-00-DR-A-200100 Rev P1;
AGV-HBA-B-00-DR-A-200101 Rev P1; AGV-HBA-B-00-DR-A-200102 Rev P1;
AGV-HBA-B-00-DR-A-200103 Rev P1; AGV-HBA-B-00-DR-A-200104 Rev P1;
AGV-HBA-B-00-DR-A-200105 Rev P1; AGV-HBA-B-00-DR-A-200106 Rev P1;
AGV-HBA-B-00-DR-A-200107 Rev P1; AGV-HBA-B-00-DR-A-200108 Rev P1;
AGV-HBA-B-00-DR-A-200109 Rev P1; AGV-HBA-B-00-DR-A-200110 Rev P1;
AGV-HBA-B-00-DR-A-200111 Rev P1; AGV-HBA-B-00-DR-A-200112 Rev P1;

AGV-HBA-B-00-DR-A-200113 Rev P1; AGV-HBA-B-00-DR-A-200114 Rev P1;
 AGV-HBA-B-00-DR-A-200115 Rev P1; AGV-HBA-B-00-DR-A-200116 Rev P1;
 AGV-HBA-B-00-DR-A-200117 Rev P1; AGV-HBA-B-00-DR-A-200118 Rev P1;
 AGV-HBA-B-00-DR-A-200119 Rev P1; AGV-HBA-B-ZZ-DR-A-200201 Rev P2;
 AGV-HBA-B-ZZ-DR-A-200202 Rev P2; AGV-HBA-B-ZZ-DR-A-200203 Rev P2;
 AGV-HBA-B-ZZ-DR-A-200204 Rev P1; AGV-HBA-B-ZZ-DR-A-200401 Rev P1;
 AGV-HBA-B-ZZ-DR-A-200402 Rev P1; 1423_DWG_PlotB_00_280;
 1423_DWG_PlotB_00_281; 1423_DWG_PlotB_76_001;
 1423_DWG_PlotB_90_001; 1423_DWG_PlotB_90_002;
 1423_DWG_PlotB_90_010; 1423_DWG_PL_CDE_00_200;
 1423_DWG_PL_CDE_00_201; 1423_DWG_PL_CDE_00_202 REV A;
 1423_DWG_PL_CDE_00_203 REV A; 1423_DWG_PL_CDE_00_204 REV A;
 1423_DWG_PL_CDE_00_205; 1423_DWG_PL_CDE_00_206;
 1423_DWG_PL_CDE_00_231; 1423_DWG_PL_CDE_00_250;
 1423_DWG_PL_CDE_00_251; 1423_DWG_PL_CDE_00_252 Rev A;
 1423_DWG_PL_CDE_00_253; 1423_DWG_PL_CDE_00_254;
 1423_DWG_PL_CDE_00_255; 1423_DWG_PL_CDE_00_280;
 1423_DWG_PL_CDE_00_281; 1423_DWG_PL_CDE_00_282;
 1423_DWG_PL_F_00_230; 1423_DWG_PL_F_00_231;
 1423_DWG_PL_F_00_253; 1423_DWG_PL_F_00_280;
 1423_DWG_PL_F_00_281; 1423_DWG_PL_G_00_230;
 1423_DWG_PL_G_00_231; 1423_DWG_PL_G_00_232;
 1423_DWG_PL_G_00_280; 1423_DWG_PL_H_00_205;
 1423_DWG_PL_H_00_230; 1423_DWG_PL_H_00_231;
 1423_DWG_PL_H_00_280; 1423_DWG_PL_H_00_281;

1901-07-101_P02 First Floor Plan ;1901-07-102_P02 Second Floor Plan ;1901-07-
 103_P02 Third Floor Plan;1901-07-104_P02 Fourth Floor Plan;1901-07-
 105_P02Fifth Floor Plan;1901-07-106_P02 Roof Plan;1901-07-210_P02 Section
 AA;1901-07-211_P02 Section BB/CC/DD ;1901-07-310_P02 North
 Elevation;1901-07-313_P02 East Elevation;1901-07-312_P02 South
 Elevation;1901-07-311_P02 West Elevation; 1901-07-400_P01 Bay Study;1901-
 07-212_P02 Section EE/FF;

1901-07-401_P01 Detailed Entrance Studies

AGV-HBA-NE-00-DR-A-08-0101; AGV-HBA-NE-00-DR-A-08-0102;
 AGV-HBA-NE-00-DR-A-08-0103; AGV-HBA-NE-00-DR-A-08-0104;
 AGV-HBA-NE-00-DR-A-08-0105; AGV-HBA-NE-00-DR-A-08-0106;
 AGV-HBA-NE-XX-DR-A-08-0300; AGV-HBA-NE-XX-DR-A-08-0200; AGV-HBA-
 NE-XX-DR-A-08-0201; AGV-HBA-NE-XX-DR-A-08-0202; AGV-HBA-NE-XX-DR-
 A-08-0510;
 AGV-HBA-NE-XX-DR-A-08-0511; AGV-HBA-NE-00-DR-A-08-0520

1423_DWG_PlotLUL_00_200_A; 1423_DWG_PlotLUL_00_201_A;
 1423_DWG_PlotLUL_00_202; 1423_DWG_PlotLUL_00_203_A;
 1423_DWG_PlotLUL_00_204; 1423_DWG_PlotLUL_00_205_A;
 1423_DWG_PlotLUL_00_206_A; 1423_DWG_PlotLUL_00_207_A;
 1423_DWG_PlotLUL_00_208_A; 1423_DWG_PlotLUL_00_209;
 1423_DWG_PlotLUL_00_210; 1423_DWG_PlotLUL_00_211_A;
 1423_DWG_PlotLUL_00_212; 1423_DWG_PlotLUL_00_213;
 1423_DWG_PlotLUL_00_214; 1423_DWG_PlotLUL_00_215;

1423_DWG_PlotLUL_00_216; 1423_DWG_PlotLUL_00_217;
1423_DWG_PlotLUL_00_218; 1423_DWG_PlotLUL_00_219;
1423_DWG_PlotLUL_00_220; 1423_DWG_PlotLUL_00_221;
1423_DWG_PlotLUL_00_222; 1423_DWG_PlotLUL_00_230;
1423_DWG_PlotLUL_00_250; 1423_DWG_PlotLUL_00_251;
1423_DWG_PlotLUL_00_280; 1423_DWG_PlotLUL_00_282;
1423_DWG_PlotLUL_00_283; 1423_DWG_PlotLUL_00_284;
1423_DWG_PlotLUL_76_001; 1423_DWG_PL_76_100;
1423_DWG_PL_76_101; 1423_DWG_PL_76_102; 1423_DWG_PL_76_103;
1423_DWG_PL_76_104; 1423_SK_140218_JW_01; 1423_SK_140218_JW_02;
1423_SK_140218_JW_03; HB SECTION B-B / 1423_SK_140218_JW_01; HB
SKETCH 1423_SK_140218_JW_02;

AGC377ALCP-0-001Rev P01; AGC377-AL-CP-0-002 Rev P01; AGC377-AL-GE-0-001 Rev P01; AGC377-AL-GE-0-002 Rev P01; AGC377-AL-GE-0-003 Rev P01; AGC377AL-DL-0-001Rev P01; AGC377-AL-HD-0-001 Rev P01; AGC377-ALSW0-001Rev P01; AGC377-AL-SW-0-002 Rev P01; AGC377-AL-SW-0-003 Rev P01; AGC377-AL-SW-0-004 Rev P01; AGC377-AL-TZ-0-001 Rev P01; AGC377ALKP-0-001Rev P01; AGC377-AL-KP-0-002 Rev P01; AGC377-AL-RT-0-001 Rev P01; AGC377-AL-RT-0-002 Rev P01; AGC377-AL-GE-2-001 Rev P01; AGC377-AL-GE-2-002 Rev P01; AGC377-AL-GE-2-003 Rev P01; AGC377-ALGE2-004 Rev P01; AGC377-AL-GE-2-005 Rev P01; AGC377-AL-GE-2-006 Rev P01; AGC377-AL-GE-2-007 Rev P01; AGC377-AL-GE-2-008 Rev P01; AGC377-ALGE-2-009 Rev P01; AGC377-ALGE2-010 Rev P01; AGC377-AL-GE-2-011 Rev P01; AGC377-AL-GE-2-012 Rev P01; AGC377-AL-RT-2-001 Rev P01; AGC377AL-RT-2-002 Rev P01; AGC377AL-RT-2-003 Rev P01; AGC377-AL-RT-2-004 Rev P01; AGC377-AL-RT-2-005 Rev P01; AGC377-AL-RT-2-006 Rev P01; AGC377-AL-RT-2-007 Rev P01; AGC377-AL-RT-2-008 Rev P01; AGC377-ALRT-2-009 Rev P01; AGC377-ALRT2-010A Rev P01; AGC377-AL-RT-2-010B Rev P01; AGC377-AL-RT-2-011 Rev P01; AGC377-AL-RT-2-012 Rev P01; AGC377-AL-SK-0056 REV 00;

ACG377-GRA-1C-XX-DR-L-1101 REV 04; ACG377-GRA-1C-XX-DR-L-1103 REV 03; ACG377-GRA-1C-XX-DR-L-1103 REV 04; ACG377-GRA-1C-XX-DR-L-1105 REV 03; ACG377-GRA-1C-XX-DR-L-1106 REV 03; ACG377-GRA-1C-XX-DR-L-2101 REV 04; ACG377-GRA-1C-XX-DR-L-3101 REV 03; ACG377-GRA-1C-XX-DR-L-5101 REV 03; ACG377-GRA-1C-XX-DR-L-5102 REV 03; Design and Access Statement by Hawkins\Brown, Mae and Grant Associates, dated 16/12/2013; Transport Assessment by Peter Brett Associates Ref 28732/002 Rev 3, dated December 2013; Planning Energy & Sustainability Report by Max Fordham, dated 11/12/2013; Flood Risk Assessment and Drainage Strategy by Peter Brett Associates Ref 28732 Rev Issue 3, dated 06/12/2013; Phase I habitat survey and protecting species scoping survey report by MKA Ecology Limited, dated 24/05/2013; Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan by Hayden's, Ref 3743, dated 19/11/2013; Arboricultural Impact Assessment and Method Statement for development at Broadstone, Agar Grove Estate by Oisín Kelly, ref 159, dated 31/08/2015; Daylight and Sunlight Report by Anstey Horne, Ref AH/SFT/ROL6940, dated December 2013;

Air Quality Assessment by Peter Brett Associates, Ref 28732/004 Rev 02, dated

December 2013; Phase 1 Ground Condition Assessment by Peter Brett Associates, Ref 28732/006 Rev 1, dated November 2013; Wind Microclimate Assessment by Peter Brett Associates, Ref 28732/007 Rev 02, dated 05/12/2013; Noise and Vibration Assessment by Peter Brett Associates, Ref 28732/005 Rev 1, dated 05/12/2013; Planning Statement by CMA Planning, dated December 2013; Planning Obligations Statement by CMA Planning, dated January 2014; Affordable Housing Statement by CMA Planning, dated December 2013; Statement of Consultation dated December 2013; Construction Management Plan by EC Harris, dated December 2013;

Supplementary Note to Agar Grove Transport Assessment by Peter Brett Associates, dated January 2014; Daylight, Sunlight and overshadowing within the proposed development report by Anstey Horne, Ref AH/SFT/ROL6940, dated January 2014; Proposed Drainage - Surface Water Attenuation Calculations by Peter Brett Associates, Ref 28732-CTN03, dated 22/01/2014; Secured by Design - Boundary Conditions by Mae, dated 24/02/2014; Agar Grove Planning Post Submission Review Landscape Responses, by Hawkins\Brown, Mae and Grant Associates, dated February 2014; Agar Grove Transport Assessment Supplementary Note, by Peter Brett Associates, dated February 2014; Note from Max Fordham Ref J4726 Agar Grove, dated 19/03/2014.

1423_DWG_PlotA_00_200 Rev B; 1423_DWG_PlotA_00_201 Rev C; 1423_DWG_PlotA_00_202 Rev C; 1423_DWG_PlotA_00_203 Rev C; 1423_DWG_PlotA_00_204 Rev B; 1423_DWG_PlotA_00_205 Rev B; 1423_DWG_PlotA_00_206 Rev B; 1423_DWG_PlotA_00_206 Rev B; 1423_DWG_PlotA_00_207 Rev B; 1423_DWG_PL_A_00_208 Rev A; 1423_DWG_PL_A_00_231 Rev A; 1423_DWG_PL_A_00_232; 1423_DWG_PlotA_00_250 Rev E; 1423_DWG_PlotA_00_251 Rev E; 1423_DWG_PlotA_00_252 Rev D; 1423_DWG_PlotA_00_253 Rev D; 1423_DWG_PlotA_00_254 Rev D; 1423_DWG_PlotA_00_255 Rev D; 1423_DWG_PlotA_00_291 Rev A; 1423_DWG_PlotA_00_292 Rev A; 1423_DWG_PL_A_00_292; 1423_DWG_PL_A_00_293; 1423_DWG_G_00_301 Rev C; 1423_DWG_G_00_303 Rev C; 1423_DWG_G_00_304 Rev C;

Supporting letter from CMA Planning, dated 08/09/2014; Planning submission to Stage E summary of changes by Mae dated 29/08/2014; Planning submission to Stage E - Summary of changes by Hawkins\Brown dated 02/09/2014;

7.6 Appearance - Expression and Materials, Sect 7-1 DAS August 2014 Rev A; 8.0 Access, Sect 8-1-8.6 DAS October 2014; Swegon Technical specification, general survey; 4726-MF-A-06-U10-P-Bldg Rev A; 4726-MF-A-07-U10-P-Bldg Rev A; 4726-MF-A-SC-U10-F-Bldg; AGC377-AL-SL-101; 377-AL-GE-2-012 Rev P02; 377-AL-GE-2-013 Rev P02; 377-AL-GE-2-014 Rev P02; AGC377-AL-SK-102; AGC377-AL-SK-103 T14011_ART_DR_A_1bF00_PL_ 100; 101; 102; 103; 104; 300; 302; 310; T14011_ART_DR_A_1bH00_PL_ 100; 101; 102; 103; 104; 300; 302; 304; 306; 310; 311; T14011_ART_DR_A_1bG00_PL_ 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110; 111; 300; 302; 304; 306; 310; Cover letter prepared by CMA planning dated 26/01/18; List of drawings prepared by Architype dated 26/01/18 Supplementary Design and Access Statement - August 2019 Phase 1c by Hawkins Brown, MAE and Grant Associates; Block JKL Private Amenity Study October 2019 by Hawkins Brown, MAE and Grant Associates; Agar Grove AMMA Summary of Consented and Proposed Unit Mix May 2020; Agar Grove Viability

Appraisal Summary Document by Arcadis August 2019; Daylight and Sunlight Report by Anstey Horne August 2019; Daylight Within Report by Anstey Horne August 2019; Energy and Suitability Report by Max Fordham August 2019; Solarium Design Note by Max Fordham August 2019; Planning Statement by CMA August 2019; Tree Survey and Impact Assessment by Haydens August 2019.

Supplementary Design and Access Statement by Hawkins Brown / Grant associates dated July 2022 Part 01-04; Planning Statement by CMA Planning May 2022; Energy and Sustainability Update Rev P02 27th May 2022 by MAX FORDHAM; Daylight & Sunlight Report for Proposed Development Ref: CW/DW/ROL00283 May 2022 by Anstey Horne; Report on Daylight & Sunlight within the Proposed Dwellings Ref: DW/AA/ROL00283 May 2022 by Anstey Horne; Noise Impact Assessment May 2022 by Stantec; London Plan Fire Statement 26 May 2022 by Design Fire Consultants; Fire Statement - TCFS 001.0 26 May 2022 by Design Fire Consultants; AGV-HBA-I-ZZ-DR-A-200200 Rev P2; AGV-HBA-JKL-ZZ-DR-A-200200 Rev P3; AGV-HBA-JKL-ZZ-DR-A-200201 Rev P3; AGV-HBA-JKL-ZZ-DR-A-200202 Rev P3; AGC377-AL-SK-038; Cover letter T19-075 Condition 54; Refuse Strategy HB1423-C 07.01.2 by Hawkins Brown.

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

Informative(s):

1 Reasons for granting permission:

Block JKL

Changes proposed to Block JKL include removal of the glazed tiles to the bottom brick course, with bricks to match elevations as per details approved (2022/1508/P dated 02/08/2022), slight realignment of three windows at first floor on north elevation, and four windows at 1st, 2nd, 3rd and 5th floor on east elevation, floor levels adjusted, intermediate step in the undercroft introduced for ground floor units.

On north elevation at ground floor level, the fascia of the commercial unit would be enlarged to allow more space for signage. This would maintain the adequate relation with the upper floors and general appearance of the unit.

On east elevation the boundary wall adjacent to neighbouring property at no 1 Cranbourne, has been replaced with railings to avoid full foundations in root protection area of existing London Plane trees. The railings would match the height of the previously approved wall and the design and appearance would match with those within the block balconies.

Block I

Changes proposed to Block I would include replacement of window with door at ground floor on west elevation, doors to bins omitted to align with the new Waste Strategy discussed below, realignment of windows at 1st, 2nd, 3rd, 4th and 5th floors on west elevation. On South elevation, removal of windows at 1st and 2nd floors and addition of two windows at ground floor. On north elevation, windows from 1st to 4th floors would be relocated slightly. On east elevation, windows with Juliet balconies are omitted at 1st floor and realigned at ground, 1st, 3rd and 5th floors, to better respond to the internal layouts.

Overall, the proposed changes to Blocks JKL and I, would rationalise the elevations with a minimal effect on the approved development in terms of detailed design, character and appearance.

Refuse Strategy

The refuse strategy for Blocks JKL and Block I (Phase 1c/Phase 3) has been amended to respond to new requirements of the pick-up location and distance from the truck to bins. The amendments would simplify and reduce the travel distance from the bins to the drop kerb and refuse vehicle.

Block JKL has built-in bin stores, which are proposed to remain in the same position. Small changes are proposed to the location of the door and chamfered wall angle adjacent to cores A, B, C. The proposed changes are minor and are not considered to change the appearance of the block as a whole.

For Block I, the built-in bin stores would be replaced by external bins proposed to be located at the end of the residents' courtyard area for blocks H, F, and I, facing Hazelbury Way. This area as well as the larger one in between Blocks H and F have been secured as part of parent application as open space with play equipment for children under 5 years old. The bins would sit at the south edge of this area, opposite the bins access from Block F. The location would maintain the playground area connected and reduce it only by a small amount.

The landscaping within the courtyard has been amended to respond to the proposed bins and enclosure location, and create a buffer between the amenity spaces at blocks I and H. New planters are proposed and a tree relocated from the end facing Hazelbury Way closer to Block H.

The bins would be enclosed in a standard frame by metroSTOR FX. This type of bins and enclosure are supported across all Camden estates by Estate Management Team and considered to function well for their purpose.

Overall, the proposed changes are considered minor, and not result in material changes to the scheme as a whole.

Rewording of development phases as required by condition 54 *Electric vehicle charging and monitoring the amendment to condition 54 (to require the discharge prior to the first occupation of phase 6) is relatively minor and would not alter the overall effect of the condition nor the details secured. The wording of this condition has been previously amended under the NMA application 2018/2922/P dated 10/09/2018, from 'prior to the first occupation of any of the units' to 'prior to the first occupation of phase 4'. Currently the applicant is unable to provide the level of detail required to discharge the condition as the Camden's EVCP strategy for the Borough is not yet confirmed. By amending the wording of the condition this would allow the details for electric vehicle charging and monitoring to be provided closer to when the applicable phase would be delivered, phase 6.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 04/08/2014 under ref 2013/8088/P, as amended on 13/10/2020 under ref 2019/4280/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of number of units, appearance, landscaping, and quality of accommodation or neighbour amenities. It is considered that the changes

are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out on the plans and shall only be read in the context of the substantive permission granted on 04/08/2014 under reference number 2013/8088/P, as amended on 13/10/2020 under ref 2019/4280/P and is bound by all the conditions and obligations attached to that permission.
- 3 Waste strategy - Whilst the new siting of the bin store was agreed, this impacts on the wider landscaping details agreed under approval of details application ref 2018/6388/P dated 16/12/2019 and this would need to be amended to consider the changes granted under this non-material amendment application.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer

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