

Application ref: 2022/3473/P
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Alderton Associates Ltd
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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:

**6-8 Kemplay Road
London
Camden
NW3 1SY**

Proposal: Non-material amendments to planning permission 2020/2104/P granted on 26/01/2022 for "Change of use from hostel (Sui Generis) to residential units (Class C3) to provide 9 no. affordable 1 bed and 1 no. affordable 2 bed self-contained units; conversion and alterations including replacement 'like-for-like' windows and doors, creation of amenity courtyards at rear and enlargement of the existing front and rear dormer windows'. The proposed non-material amendments consist of changes to the gross internal areas of the two ground floor flats and changes to the openings onto the external courtyard on the ground floor at the rear (east side).

Drawing Nos: Superseded Drawing: 3542-MA-N-GF-M2-LGF T01

Replacement Drawing: A 2767 / 401

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.3 of planning permission 2020/2014/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved drawings:

Drawing Nos: A 2767 / 401, 3542: N-GF-M2-GF T02(2), N-GF-1ST T03(2), N-GF-2ND-T04(2), N-GF-3RD-T05(2), DR-EL-T00(2), DR-EL-T01(2), DR-SC T01(2), DR SC-T02(2), DR SC-T03(2), Planning Statement, Design & Access Statement, Heritage Statement

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

Informative(s):

1 Reasons for granting approval:

Permission is sought to make non-material minor amendments to planning permission 2020/2104/P which was granted planning permission, subject to a legal agreement, on 26/01/2022, for 'Change of use from hostel (Sui Generis) to residential units (Class C3) to provide 9 no. affordable 1 bed and 1 no. affordable 2 bed self-contained units; conversion and alterations including replacement 'like-for-like' windows and doors, creation of amenity courtyards at rear and enlargement of the existing front and rear dormer windows'.

The non-material amendments consist of a change to the 2 ground floor flats and a change to the openings onto the courtyard on the ground floor at the rear (on the east side, next to 4 Kemplay Road).

In the approved (2020/2104/P) scheme the ground floor has a 129 sq m flat and a 49 sq m flat. It is now proposed to better rationalise the existing space to provide approximately equal floor areas to the two flats. The proposal would result in Flat 1 being a 96 sqm 2 bed 3 person flat and Flat 2 being a 99 sqm 2 bed 4 person flat, both on the ground floor.

As part of the parent planning application/permission, Flat 1 was granted with two courtyards: one on the western side and the other on the eastern side - shared with Flat 2. It is now proposed to maintain the eastern courtyard only for Flat 1 and Flat 2 has the one on the western side. To accommodate this change, a window would be changed to a door and a door changed to two windows.

The proposed changes have no material planning implications.

The planning permission (2020/2104/P) included a legal agreement which secures all ten of the units as affordable with the two ground floor units as social affordable rented housing units. The legal agreement identifies these as two x two bedroom units.

The proposal would maintain two x two bedroom units on the ground floor and therefore no change would be needed to the legal agreement. The two units would

remain as social affordable rented housing units under the legal agreement attached to the parent permission.

The amended ground floor units would comply with the nationally described technical housing standards and the amended layouts would include sufficiently sized habitable rooms with natural light.

Situated on the ground floor at the rear and behind the boundary wall with 4 Kemplay Road, the changes to the openings onto the east side courtyard would have no material effects on the appearance of the building in the townscape or the character or appearance of the Conservation Area.

There would be no impacts on the amenity of any adjoining occupiers in terms of privacy, noise and/or disturbance, outlook or security.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken, and no responses were received prior to determination. 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 granted on 26/01/2022 under reference 2020/2104/P.

- 2 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 26/01/2022 under reference number 2020/2104/P 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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