

Application ref: 2022/5109/P
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Date: 26 January 2023

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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:

101 Camley Street
London
NW1 0NF

Proposal: Non-Material Amendment pursuant to planning permission 2018/3682/P dated 21/02/2020 (for: Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) **CHANGES INCLUDE** variation of condition 1 (approved plans) including alterations to cycle parking and gym facilities, and amendments to the wording of condition 7 (landscaping)

Drawing Nos: Superseded Plans: 01 AP 0010 003 rev 03, 01 AP 0010 004 rev 04

Proposed Plans: Site Location Plan 01 AP 0000 001 PO1, 01 AP 0000 002 PO1, 01 AP 7600 002 P02, 01 AP 7600 101 P04, 01 AP 7600 102 P03, 01 AP 7600 111 P03, 01 AP 7600 112 P04, Design and Access Statement, Car Park Management Plan (prepared by Markides dated 15/11/22), Delivery and Servicing Plan (prepared by Markides dated 10/11/22)

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. 1 of planning permission

2018/3682/P shall be replaced with the following condition:

REPLACEMENT CONDITION 1

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

(CML-)L01 rev P1; E01 rev P1; E02 rev P1; E03 rev P1; D01 rev P1; 331 rev P1; Landscape drawings 156-L02 rev B; 156-L03 rev B. (01 AP 0010)001-007 Rev 03; 008 Rev 04; 009 Rev 03; 010-011 Rev 04; 012-017 Rev 03, (01 AP 0400)001-006; 007-008 Rev 01; 009-015; 016 Rev 01; 017; 018-019 Rev 01; 020-023, (01 AP 0020)001 Rev 04; 002 Rev 01; 003 Rev 04, (01 AP 0030)001 Rev 03; 002-003 Rev 01; 004 Rev 03; 005; 006-007 Rev 02; 008 Rev 03, 236388-08-SK003, AP 0011 001 Rev 03, (01 AP 0040)001; 003; 004; 005; 006, 01 AP 0000 001 PO1, 01 AP 0000 002 PO1, 01 AP 7600 002 P02, 01 AP 7600 101 P04, 01 AP 7600 102 P03, 01 AP 7600 111 P03, 01 AP 7600 112 P04, Design and Access Statement, Car Park Management Plan (prepared by Markides dated 15/11/22), Delivery and Servicing Plan (prepared by Markides dated 10/11/22)

Supporting docs: Covering letter by DP9 dated 03 July 2014, Planning Statement by DP9 dated July 2014, Gateway Sites - Employment Spaces Overview by Shaw corporation dated June 2014, Design and Access Statement by KSR dated July 2014, Townscape, Heritage and Visual Impact Assessment by KM Heritage dated June 2014, Verified Views by AVR London dated June 2014, Verified View from Canal Towpath, Transport Assessment by TTP dated June 2014, Travel Plan by TTP dated June 2014, Framework Construction Management Plan by TTP dated Sept 2014, Ecological Assessment by Aspect dated June 2014, Ecological Assessment Addendum by Aspect dated September 2014, Code for Sustainable Homes Pre-assessment by Price & Myers dated June 2014, BREEAM Pre-assessment by Price & Myers dated June 2014, Energy Strategy (revised) by SWP dated 15.9.14, Ground source heat borehole plan dated 31.07.14, Arboricultural Impact Assessment by Landmark Trees dated July 2014, Wind Microclimate Assessment by RWDI dated June 2014, Daylight and Sunlight Report by GL Hearn dated June 2014, Overshadowing addendum report by GL Hearn dated 29 September 2014, Noise Report by Sandy Brown dated July 2014, Air Quality Assessment by Ove Arup dated June 2014, Basement Impact Assessment by Elliott Wood dated June 2014, Ground source heat borehole plan dated 31.07.2014, Statement of Community Involvement by Your Shout dated July 2014, Affordable Housing Viability Appraisal by Shaw Corporation dated July 2014 (Confidential)

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

For the purposes of this decision, condition no. 7 of planning permission 2018/3682/P shall be replaced with the following condition:

REPLACEMENT CONDITION 7

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details within six months of first occupation of the residential units, or in the case of soft landscaping by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are

removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The proposals seek to amend the approved layout of the basement and lower ground floors in order to provide additional cycle parking spaces, facilities including showering and changing facilities and a gym located at basement level to serve the residential occupiers. This would involve the relocation of the previously consented cycle storage. The proposed number of new cycle spaces would be 318 and include two tier racks, Sheffield Stands and oversized spaces. The servicing arrangements would be altered including a new turning area. The proposed showers and changing areas would be located in the basement to serve the commercial areas of the building. A separate cycle store and showers would be located at ground floor in order to serve the affordable commercial space. The additional cycle parking spaces, new gym and new showering and changing facilities are considered to be amendments that are non-material to the original scheme and would not significantly harm the amenities of nearby or future occupiers nor the design of the overall scheme and are thus considered acceptable.

The proposed amendments have been reviewed by the Council's Transport Team who deem them to be acceptable.

It is also proposed to amend the wording of condition 7 pursuant to planning permission 2018/3682/P. The trigger of this landscaping condition would be changed to 'within six months of first occupation' from 'prior to first occupation'. This amendment has been previously approved under ref. 2020/5530/P. It is considered that the amendment would be a non-material alteration that would not significantly harm the amenities of nearby occupants or future occupiers of the building nor impact on the design of the overall scheme. It can therefore be treated as a non-material amendment to the original proposals and is considered acceptable.

The full impact of the proposed development has already been assessed by virtue of the planning permission 2018/3682/P dated 21/02/2020 along with the original permission under 2014/4385/P dated 18/03/2015. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development, or impact on nearby occupiers. This decision relates only to the changes to condition 1 and condition 7 and shall only be read in the context of the substantive permission, and is bound by all the conditions and obligations attached to that permission.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 21/02/2020 under reference number 2018/3682/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

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

Daniel Pope
Chief Planning Officer

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