

Application ref: 2023/0145/P
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Date: 3 February 2023

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Gerald Eve LLP
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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:
115-119 Camden High Street
London
NW1 7JS

Proposal: Amendment to planning permission 2019/3138/P dated 24/12/2020 (Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street) ,to add a condition to prevent primary cooking.

Drawing Nos: 00101 P01; Applicants cover letter dated 12 January 2023 prepared by Geraldeve

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, the following condition shall be added to planning permission 2019/3138/P dated 24/12/2020.

ADDITIONAL CONDITION

No primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies A1 and A4, of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting approval-

This non-material amendment application seeks to include a condition preventing any primary cooking from taking place at the site. The original approval does not include restaurant facilities. The extract system serves a kitchen room which shall only be used for reheating and not for primary cooking. No alteration to plans or the approved development itself is proposed.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2019/3138/P dated 24/12/2020. It is considered that the additional condition can 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 in the description and shall only be read in the context with permission granted on 2019/3138/P dated 24/12/2020 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 2021.

Yours faithfully



Daniel Pope
Chief Planning Officer

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