

Application ref: 2022/5525/P  
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Date: 19 April 2023

**Development Management**  
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CBRE Ltd.  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**5 - 17 Haverstock Hill  
London  
NW3 2BP**

Proposal: Non-material amendments to planning reference 2016/3975/P dated 02/10/18 as amended by planning reference 2021/3268/P dated 03/03/22 for demolition of existing building and erection of a part-six, part-seven storey development comprising 77 residential units (8 x studio, 18 x 1-Bed, 32 x 2-Bed and 19 x 3-Bed units) (Use Class C3) and retail (Use Class A1-A5) use at ground floor with associated cycle parking, amenity space, refuse and recycling store and associated works; namely for internal changes, elevational changes and increasing the size of the plant enclosure on the roof.

Drawing Nos: Superseded plans:

13491-AP-L00-00-100 Proposed Ground Floor Plan;  
13491-AP-L01-00-101) Proposed First Floor Plan;  
13491-AP-L02-00-102) Proposed Second Floor Plan;  
13491-AP-L03-00-103) Proposed Third Floor Plan;  
13491-AP-L04-00-104 Proposed Fourth Floor Plan;  
13491-AP-L05-00-104.01 Proposed Affordable Fifth Floor Plan;  
13491-AP-L05-00-105 Proposed Fifth Floor Plan;  
13491-AP-L06-00-106 Proposed Sixth Floor Plan;  
13491-AP-L07-00-107 Proposed Roof Plan;  
13491-AP-LXX-04-130 Proposed East Elevation;

13491-AP-LXX-04-131 Proposed North Elevation;  
 13491-AP-LXX-04-132 Proposed South Elevation;  
 13491-AP-LXX-04-133 Proposed West Elevation;  
 13491-AP-LXX-05-150 Proposed Section A-A;  
 13491-AP-LXX-05-151 Proposed Section B-B;  
 13491-AP-LXX-05-152 Proposed Section C-C;  
 13491-AP-LXX-21-300 Haverstock Hill Gable End Window Detail;  
 13491-AP-LXX-21-301 Haverstock Hill Façade Window Detail;  
 13491-AP-LXX-21-302 Haverstock Hill Elevation Balcony Detail;  
 13491-AP-LXX-21-303 Haverstock Hill Gable End Balcony Detail;

Amended plans:

HHCAM-PWA-00-00-DR-A-0205-G2\_Proposed Site Layout  
 HHCAM-PWA-00-00-DR-A-0209-G2\_Proposed Lower Ground Floor Plan  
 HHCAM-PWA-00-00-DR-A-0210-G2\_Proposed Upper Ground Floor Plan  
 HHCAM-PWA-00-01-DR-A-0211-G2\_Proposed 1st Floor Plan  
 HHCAM-PWA-00-02-DR-A-0212-G2\_Proposed 2nd Floor Plan  
 HHCAM-PWA-00-03-DR-A-0213-G2\_Proposed 3rd Floor Plan  
 HHCAM-PWA-00-04-DR-A-0214-G2\_Proposed 4th Floor Plan  
 HHCAM-PWA-00-05-DR-A-0215-G2\_Proposed 5th Floor Plan  
 HHCAM-PWA-00-06-DR-A-0216-G2\_Proposed 6th Floor Plan  
 HHCAM-PWA-00-07-DR-A-0217-G2\_Proposed Roof Plan  
 HHCAM-PWA-00-ZZ-DR-A-0220-G3\_Proposed South East Elevation  
 HHCAM-PWA-00-ZZ-DR-A-0221-G3\_Proposed North East Elevation (HH)  
 HHCAM-PWA-00-ZZ-DR-A-0222-G3\_Proposed South Elevation (AR)  
 HHCAM-PWA-00-ZZ-DR-A-0223-G3\_Proposed North West Elevation  
 HHCAM-PWA-00-ZZ-DR-A-0225-G3\_Proposed Section A-A  
 HHCAM-PWA-00-ZZ-DR-A-0226-G3\_Proposed Section B-B  
 HHCAM-PWA-00-ZZ-DR-A-0227-G3\_Proposed Section C-C

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 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-

Existing:

13491-AP-LXX-03-001 Eton Garage: Location Plan;  
 13491-AP-LXX-03-102 Eton Garage: Site Plan;  
 13491-AP-L00 01-180 Eton Garage: Ground Floor Plan;  
 13491-AP-L01-01-181.00 Eton Garage: Mezzanine Floor Plan;  
 13491-AP-L01-01-181.01 Eton Garage: First Floor Plan;  
 13491-AP-L02-01-182 Eton Garage: Second Floor Plan;  
 13491-AP-L03-01-183 Eton Garage: Third Floor Plan;  
 13491-AP-L04-01-184 Eton Garage: Fourth Floor Plan;

13491-AP-L05-01-185 Eton Garage: Fifth Floor Plan;  
13491-AP-L06-01-186 Eton Garage: Sixth Floor Plan;  
13491-AP-L07-01-187 Eton Garage: Seventh Floor Plan;  
13491-AP-L08-01-188 Eton Garage: Eighth Floor Plan;  
13491-AP-L09-01-189 Eton Garage: Ninth Floor Plan;  
13491-AP-L10-01-190 Eton Garage: Roof Plan;  
13491-AP-LXX 01-140 Eton Garage: East Elevation;  
13491-AP-LXX 01-141 Eton Garage: North and South Elevation;

Proposed:

HHCAM-PWA-00-00-DR-A-0205-G2\_Proposed Site Layout  
HHCAM-PWA-00-00-DR-A-0209-G2\_Proposed Lower Ground Floor Plan  
HHCAM-PWA-00-00-DR-A-0210-G2\_Proposed Upper Ground Floor Plan  
HHCAM-PWA-00-01-DR-A-0211-G2\_Proposed 1st Floor Plan  
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HHCAM-PWA-00-05-DR-A-0215-G2\_Proposed 5th Floor Plan  
HHCAM-PWA-00-06-DR-A-0216-G2\_Proposed 6th Floor Plan  
HHCAM-PWA-00-07-DR-A-0217-G2\_Proposed Roof Plan  
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HHCAM-PWA-00-ZZ-DR-A-0222-G3\_Proposed South Elevation (AR)  
HHCAM-PWA-00-ZZ-DR-A-0223-G3\_Proposed North West Elevation  
HHCAM-PWA-00-ZZ-DR-A-0225-G3\_Proposed Section A-A  
HHCAM-PWA-00-ZZ-DR-A-0226-G3\_Proposed Section B-B  
HHCAM-PWA-00-ZZ-DR-A-0227-G3\_Proposed Section C-C

Documents:

CBRE Covering Letter dated 15/07/2016; Design and Access Statement; Access Statement; Air Quality Assessment Report (No.70016149); Arboricultural Report Addendum; Daylight and Sunlight Report; Draft Construction Management Plan; Energy Statement (No.54359); Flood Risk Assessment and Sustainable Drainage Strategy; Landscape Planning Statement; Nocturnal Emergence Bat Survey; Noise and Vibration Planning Report; Planning Statement; Scheme Internal Daylight Report; Site Investigation and Basement Impact Assessment Report; Statement of Community Involvement; SUDS Pro-Forma; SUDS and Below Ground Drainage Strategy; Sustainability Statement (No.54359) including BREEAM New Construction; Ecological Assessment; Townscape, Heritage and Visual Assessment; and Transport Assessment; Design and Access Statement Addendum dated 23/02/2023.

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

Informative(s):

- 1 Reason for granting approval-

Under this minor material amendment application, there would be internal amendments, elevational changes and a slightly larger plant enclosure at roof level.

The internal changes do not affect the approved land use figures, reduce cycle parking or impact on the quality or mix of the residential accommodation.

Courtyard terraces would be amended and relocated, but these are located on the internal part of the buildings and would not impact on privacy of neighbours. Some recessed balconies would be removed, but all units would still have external space in line with policy.

Elevational changes include relocating entrances and adding windows. There would still be a sufficiently active ground floors on both the Adelaide Road and Haverstock Hill elevations. The new windows would not materially increase overlooking of any neighbouring properties given their location and that windows are already approved in these elevations.

The increase in the size of the plant enclosure on the roof would be to accommodate air source heat pumps. The increase is very marginal and would not be easily noticeable. CGI's have been provided which demonstrate the change is non-material.

The proposed amendments do not harm the setting of the Grade II Chalk Farm Station adjacent to the site, nor do they impact unduly on the character and appearance of the streetscape and thus that of the conservation areas nearby.

The proposals are considered to preserve the character and appearance of the nearby conservation areas and listed building. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and listed building, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Given the above, the proposed amendments are considered non-material amendments.

- 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 2016/3975/P dated 02/10/18 as amended by planning reference 2021/3268/P dated 03/03/22 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

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

Daniel Pope  
Chief Planning Officer

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