

Our Reference: 784-B021564 S73-EAST

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

FAO Ms. Laura Dorbeck

Planning Portal Submission

26th April 2023

Dear Ms Dorbeck

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – APPLICATION UNDER S73:
VARY/REMOVE PLANNING CONDITIONS
156 WEST END LANE, WEST HAMPSTEAD, LONDON NW6 1SD
PLANNING PORTAL REFERENCE: PP-12107788**

On behalf of our client, Astir Living Ltd, we submit the following application under S73 of the Town and Country Planning Act 1990:

Variation of Conditions 2 and 46 of planning permission 2019/4140/P (dated 14th July 2021) which itself varied conditions 2, 9, 33, 44 and 46 of planning permission 2015/6455/P dated 23rd June 2017 for: Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping, **namely**, to reduce the number of residential units from 180 to 171 through internal amendments to the east block only.

In addition to this Cover Letter, the following application documentation has been submitted via the Planning Portal:

- Completed application form.
- Approved drawings prepared by Chapman Taylor Architects.
- Proposed Drawings prepared by Chapman Taylor Architects.
- Comparison booklet prepared by Chapman Taylor Architects.
- The appropriate application fee of £234.00 (plus Planning Portal service charge) has been paid via credit card.

Background to the application

The regeneration site at 156 West End Lane will play an integral role in supporting the future of West Hampstead as well as the wider borough. The high quality scheme, delivering new homes and supporting the retail and employment opportunities centred on West End Lane (2019/4140/P) is now progressing.

Non-material amendments to extend the lower ground floor and reconfigure internal layouts and ancillary uses within the East building (and associated variation of Conditions 9, 32 and 33 to reflect the use of different unit numbers and drawing numbers) were approved in August 2021 (2021/3470/P). This included a change to the dwelling mix for the market housing in the east building.

Ongoing sales enquiries from potential occupiers of units within the east block has led to a further design review within this building. Increasingly, enquiries are for both larger, and family units which can only be accommodated by amalgamating units.

Proposed Amendments

As a result of specific requests, the following amalgamations are proposed within the east building:

- Ground Floor E.00.05 (1B2P) and E.00.06 (1B2P) – to become 2beds/4persons.
- First Floor E.01.03 (1B2P) and E.01.04 (2B4P) – to become 4beds/8persons.
- Second Floor E.02.09 (2B4P) and E.02.10 (1B2P) – to become 3beds/6persons.
- Third Floor E.03.02 (2B4P) and E.03.03 (2B4P) – to become 3beds/6persons.
- Fourth Floor E.04.03 (2B4P) and E.04.04 (1B2P) – to become 3beds/6persons.
- Fourth Floor E.04.05 (1B2P) and E.04.06 (2B4P) – to become 3beds/6persons.
- Fourth Floor E.04.08 (1B2P) and E.04.09 (1B2P) – to become 2beds/4persons.
- Fifth Floor E.05.01 (1B2P) and E.05.02 (1B2P) – to become 3beds/6persons.
- Fifth Floor E.05.04 (2B2P) and E.05.05 (2B4P) – to become 3beds/6persons.

The accompanying “Comparison booklet” produced by Chapman Taylor Architects presents a comparison of the as approved and as proposed position across ground to fifth floors. There are no changes proposed to the lower ground floor. Furthermore, there are no changes proposed to the west building; or to the elevations, height, scale, or massing of the scheme as a result of the amendments.

The following tables present a comparison of the previous approvals and the currently proposed position, confirming that there are still more homes than originally approved, an increase in the overall percentage of affordable homes (based on unit numbers); alongside an increase in family housing.

	PARENT PERMISSION (2015/6455/P)	S73 PERMISSION (2019/4140/P)	AS PROPOSED
TOTAL NO. OF UNITS	164	180	171
AFFORDABLE HOUSING	79 (48%)	86 (48%)	86 (50%)
➤ Affordable Social Rent	44	54	54
➤ Intermediate Rent	-	25	25
➤ Shared Ownership	35	7	7
MARKET HOUSING	85 (52%)	94 (52%)	85 (50%)

Table 1: Comparison of overall tenure position

	AS APPROVED UNDER 2015/6455/P				
	1-bed	2-bed	3-bed	4-bed	TOTAL
Market (Private)	34 (40%)	51 (60%)	0	0	85
Shared Ownership	5 (83%)	1 (17%)	0	0	6
TOTAL	39 (43%)	52 (57%)	0	0	91

Table 2: Dwelling mix in East building only – As Approved under parent permission in 2017

	AS APPROVED UNDER 2019/4140/P				
	1-bed	2-bed	3-bed	4-bed	TOTAL
Market (Private)	56 (60%)	38 (40%)	0	0	94
Shared Ownership	5 (71%)	2 (29%)	0	0	7
TOTAL	61 (60%)	40 (40%)	0	0	101

Table 3: Dwelling mix in East building only – As Approved under S73 in 2021

	AS APPROVED UNDER 2021/3470/P				
	1-bed	2-bed	3-bed	4-beds	TOTAL
Market housing	53 (56%)	41 (44%)	0	0	94
Shared Ownership	5 (71%)	2 (29%)	0	0	7
TOTAL	58 (57%)	43 (43%)	0	0	101

Table 4: Dwelling mix in East building only – As Approved under S96A in 2021

	AS PROPOSED – APRIL 2023				
	1-bed	2-beds	3-beds	4-beds	TOTAL
Market housing	43 (51%)	35 (42%)	6 (7%)	1(1%)	85
Shared Ownership	5 (%)	2 (%)	0	0	7
TOTAL	48 (52%)	37 (40%)	6 (7%)	1 (1%)	92

Table 5: Dwelling mix in the East building only – As Proposed, April 2023

London Plan Policy H10 'Housing size mix' advocates a range of unit sizes within schemes, having regard to the need for additional family housing. Policy H7 of the Local Plan (2017) also seeks a mix of dwelling sizes that will contribute to the creation of mixed, inclusive, and sustainable communities. Housing development is expected to contribute to meeting the priorities set out in the Dwelling Size Priorities Table and include a mix of large and small homes (Paragraph 3.189, Table 1). The highest priorities within the market sector are two and three-bedroom homes. It is therefore considered that the loss of units to provide larger units, specifically priority family homes helps meet the highest requirements of the Local Plan.

The proposed changes to conditions

Condition 2 (Approved drawings and documents)

The application seeks to substitute the approved drawings with the proposed drawings:

	APPROVED DRAWINGS (2021/3470/P)	PROPOSED DRAWINGS (PP-12107788)
GROUND FLOOR	0001-A-CTA-SKE-98-00-5571	WPN-A-CTA-SKE-98-00-5502
FIRST FLOOR	0001-A-CTA-SKE-98-00-5572	WPN-A-CTA-SKE-98-00-5503
SECOND FLOOR	0001-A-CTA-SKE-98-02-5573	WPN-A-CTA-SKE-98-00-5504
THIRD FLOOR	0001-A-CTA-SKE-98-02-5574	WPN-A-CTA-SKE-98-00-5505
FOURTH FLOOR	0001-A-CTA-SKE-98-02-5575	WPN-A-CTA-SKE-98-00-5506
FIFTH FLOOR	0001-A-CTA-SKE-98-02-5576	WPN-A-CTA-SKE-98-00-5507

Condition 46 (Number of units)

The condition currently reads:

"The development hereby permitted is for 180 units and shall be carried out in accordance with the approved plans set out in condition 2 of this planning permission".

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

It is proposed to amend the wording to read:

“The development hereby permitted is for 171 units and shall be carried out in accordance with the approved plans set out in condition 2 of this planning permission”.

Reason (remains as is): For the avoidance of doubt and in the interest of proper planning.

Conclusion

The proposed internal amendments do not alter the overall objectives of the (approved) schemes, which will optimise the delivery of a priority use in a highly accessible location through sustainable development.

The proposals provide larger homes, including seven family homes (and an increase in the number of bedspaces) that will accommodate the very specific needs of future households. The increase in family-sized housing demonstrably meets the Council’s housing objectives for market units.

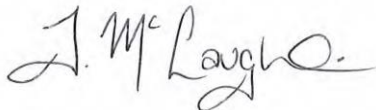
The scheme provides more residential units than originally approved, increases the affordable housing position to 50% (based on unit numbers) and provides much-needed family units.

The proposed amendments are internal and accordingly would not result in a material change to the appearance of the building or give rise to any other any design issues. The proposals would continue to preserve the character and appearance of the adjacent Conservation Area and similarly, would have no material impact on amenities of neighbouring occupiers or upon surrounding infrastructure.

We trust that we have provided you with sufficient information to validate and determine the application at the earliest opportunity. Should you require any additional information or have any questions, please do not hesitate to contact me.

We look forward to hearing from you in due course.

Yours sincerely,



Julie Mc Laughlin

Associate Director

Tetra Tech Environment Planning Transport Limited.