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Camden Council
 Development Management
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 London Borough of Camden
 Town Hall
 Judd Street
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 WC1H 9JE

02 May 2023

JS/MR – 22/299

Dear Sir / Madam,

**Liddell Industrial Estate, 1-33 Liddell Road, London NW6 2EW – Minor-Material Amendment
 Application to Vary Condition 2 of Planning Permission 2014/7651/P**

On behalf of our client West Hampstead Limited, please find enclosed a Minor-Material Amendment Application (under Section 73 of the Town and Country Planning Act) relating to variation of Condition 2 (approved plans) associated with Phase 2 of the approved development at the above address.

Planning permission was granted for the comprehensive redevelopment of the former Liddell Road Industrial Estate (No1-33 Liddell Road) on 31 March 2015. The development was approved as two phases.

Phase 1 of the development was granted planning permission (2014/7649/P) on 31 March 2015 for the construction of new school buildings for Kingsgate Primary School, creation of a new access road, associated car parking and implementation of temporary landscaping works. This development is now complete.

Phase 2 of the development was granted planning permission (2014/7651/P) for the comprehensive, mixed-use redevelopment involving the construction of three new buildings: Block A (5 storeys) to provide 3,700 sqm (GIA) of mixed commercial use (Class B1), Block B (11 storeys) and Block C (5 storeys) to provide 106 residential units (Class C3) and associated public realm landscaping works.

A non-material amendment was granted in November 2022 to vary Condition 2 (approved plans) (ref: 2022/3463/P) and reflect changes required arising from the detailed design process.

This application seeks to vary the approved plans within Condition 2 to accommodate design evolution and comments received from the Council. A summary of the proposed changes and the justifications can be found in subsequent sections. The proposed changes relate to Block C. No changes are proposed to Blocks A and B.

Table 1: Proposed Amendments – floor plans

Block C		
Level	Consented (November 2022)	Proposed

Ground Floor	MLA-403-P2-170 REV A	BM-BC-00-DR-A-03-0000
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Table 2: Additional Plans to define the visual appearance of the cycle stores

Drawing Title	Proposed
Proposed Cycle Storage Details (Sheet 1 of 2)	3223_071 REV D
Proposed Typical Storage Details (Sheet 2 of 2)	3223_072 REV D
Proposed Cycle Storage Ground Floor Plan	3223_051 REV D
Proposed Cycle Storage South Elevation	3223_052 REV D

The application form is enclosed and the requisite application fee has been paid via bank transfer to the Planning Portal.

a. Bicycle Storage – Block C

Phase 2 of the development (ref: 2014/7651/P) was approved on 31 March 2015.

The drawings (all prefixed "MLUK/403/P2/") submitted with the application were as follows:

Site Location Plan (002), 006, 007, 010, 011, 012, 013, 070 A, 071 A, 072 A, 080 A, 081 A, 082 A, 083 A, 084 A, 085 A, 140, 141, 142, 143, 144, 145, 150 A, 151 A, 152 A, 153 A, 154 A, 155 A, 156 A, 157 A, 158 A, 159 A, 160 A, 161, **170 A**, 171 A, 172 A, 173 A, 174 A, 175, 240, 250 A, 270 A, 340, 341, 342, 343, 350 A, 351 A, 352 A, 353 A, 370 A, 371 A, 372 A, 373, 540, 541, 550, 551, 552 A, 570 A, 571 A.

The consented cycle storage for Block C is as shown on drawing ref. MLA/403/P2/**170/Rev A**, submitted with planning application 2014/7651/P. Figure 1 provides an extract of this drawing, with the location of the consented cycle storage circled in red.

Figure 1: Block C – Location of Consented Cycle Storage



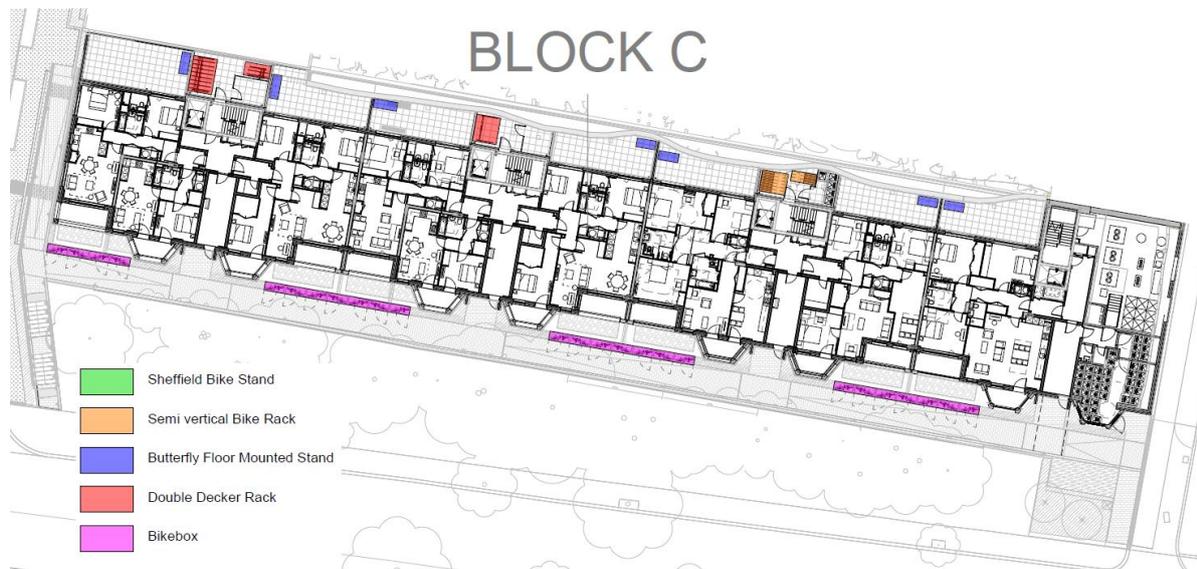
Further detail design development resulted in larger bin stores and plant rooms to align with current standards and statutory requirements. We are therefore proposing to relocate 50 cycle storage spaces to a more dispersed distribution throughout the site. The proposal is to utilise the boundary of the front gardens of Block C, along the building's south elevation. Drawing ref. BM-BC-00-DR-A-03-0000 provided with this planning application, will replace the consented drawing MLA-403-P2-170 REV A.

Figure 2 show the proposed location and type of bike storage at Block C, as follows:

- 41 bikes to the consented storage areas at the back of Block C. This comprises 9 semi vertical bike rack spaces and 32 double decker spaces.
- 14 bikes within butterfly floor mounted stands to the ground floor apartments to their private rear courtyards.
- 50 bikes to the front of the gardens, within bike boxes.

An application has been submitted concurrently to discharge Condition 8 (ref: PP-12141171) on the location of the cycle parking spaces. Figure 2 below is submitted with the application to discharge Condition 8.

Figure 2: Location of Proposed Bike Storage



The cycle storage at the front of Block C (shown in pink in Figure 2) will be in the form of high quality secure bike boxes with landscaping on top. This will provide an efficient design solution which also provides cycle storage in more convenient location for residents.

The bicycle sheds would be clad with hardwood and fixed to a concrete plinth. A planter would sit on top of the sheds, with the plant species to be specified by the Landscape Architect. For security reasons, the sheds would be designed to appear as a garden wall planter rather than as bike storage. Hedges would be located either side of the sheds.

The bicycle storage would be secured and only be accessible to the residents of Block C. The more convenient dispersed location of cycle storage for residents, while delivering a landscaped solution is considered to represent a design improvement for the proposals.

b. Winter Gardens – Block C

The 2015 consented drawings include south facing winter gardens to the ground floor units to Block C. It is proposed that these winter gardens are replaced with decking and railing and include a gate into their south-facing private gardens. Having reached the detailed design phase, we no longer consider that winter gardens are required. There is no overriding amenity issue or microclimatic conditions that would require this. We consider that having open aspect private amenity space is more favourable for residents in terms of the ability to provide passive ventilation and direct sunlight.

This will create a more favourable environment for residents while still maintaining the same level of amenity space for residents. These decking areas would maintain appropriate levels of privacy and amenity for residents through landscape design and planting specifications both from adjoining private gardens and adjoining communal and circulation spaces.

The proposals will provide improved amenity space while avoiding any amenity impacts and the proposed amendment is considered to represent an improved design outcome for the scheme.

c. Rear Terraces – Block C, ground floor

The consented drawings show terraces to the rear of the ground floor flats at Block C, which currently extend to a fence which acts as an acoustic barrier to Kingsgate Primary School.

Construction works commenced in early 2022. During this time, it was discovered that deep concrete piles had been left during demolition (not by the Applicant) in the ground along the boundary with Kingsgate Primary School. The Kingsgate Primary School remained in operation throughout construction works. It was not feasible to remove the concrete piles, as it would have required the Applicant to occupy the grounds of the school in operation.

Following a conversation with Construction Design and Management regarding safety concerns around this area of land, it is proposed to allocate this land for biodiversity purposes, such that it will be inaccessible and managed by the estate. The safety concerns relate to the change in level, which is too steep to be incorporated into amenity space for Block C.

A guard rail will be erected to allow the safe access of this site for maintenance purposes and details of the landscape will be provided as part of the discharge of other conditions. This land did not previously have any amenity value and the delivery of a biodiversity corridor is considered to be a net benefit of this change. The provision of safety features also allows this site to be properly managed. In summary, these changes are considered to represent an improvement from the approved scheme.

The north-facing private amenity space provided to future residents has been reduced as a result. This contributes to the proposal to demise front gardens to these units. These front gardens will be south facing, which would offer a more preferable private amenity space to ground floor units.

d. Conclusion

Having regard to the above and enclosed details, we trust that sufficient information has been provided in order to allow the application to be granted. These three changes have arisen from further consideration of the scheme through the detailed design phase. The changes are considered to improve the design of the scheme while protecting amenity and outlook of the residential units.

If you should require any additional information, or if you would like to discuss any aspects of the submitted details further, then please do not hesitate to contact me on 020 3640 1011 or via email at jsullivan@iceniprojects.com.

Yours sincerely,

Jamie Sullivan
DIRECTOR