

David Fowler
London Borough of Camden
5 Pancras Square
London
N1C 4AG

6th July 2023

Dear David,

5-17 Haverstock Hill, London, NW3 2BP - Non-Material Amendment Application

On behalf of our client, OD Camden Hotel Ltd, please find enclosed an application for non-material amendments to the planning permission granted on the 2nd October 2018 (Ref: 2016/3975/P) for the development described below:

"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".

As confirmed by Lawful Development Certificate ref: 2021/3268/P granted on the 3rd March 2022, our client has implemented the above permission.

Proposed Amendments

Following further refinement of the design to enable it to be built out and enhance the standard of accommodation for future occupants, the following amendments are proposed:

1. Balconies at southeast and eastern corners on floors 2-5 set back from curved windows;
2. Balcony at northeast corner on floor 2 width increased;
3. Balconies and window arrangement at northern corner on Ground to Floor 6 amended to match the architectural language at the corner on Adelaide Road; and
4. External covered space at fourth floor for Plot A-24 removed and incorporated into the apartment.

The amendments are depicted on the marked-up drawings that accompany this application.

Summary

Our assessment of the proposed amendments are set out in the appended table.

The amendments proposed are modest in the context of the approved development. Although there will be some external changes made to the building and visible from the public realm, they maintain the overall design intent and quality of the approved development. The amendments do not give rise to any impacts not assessed and satisfactorily mitigated by the conditions attached to the original permission. Overall, the amendments are an enhancement to the approved development and non-material.





Henrietta House
Henrietta Place
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We look forward to hearing from you in response to these proposals. If you have any queries or require anything further, please don't hesitate to contact me.

Yours sincerely



Nathan Barrett
Associate Director



Table of Amendments

Amendment	CBRE Assessment
Balconies at south east and eastern corners on floors 2-5 set back from curved windows	This amendment removes awkward junction between curved windows and balcony railings and improves outlook for occupants. Although balconies decrease in size, they would still meet the Mayor of London's Housing Design Standards LPG (June 2023). Not material in the context of the approved development.
Balcony at north east corner on floor 2 width increased	This amendment removes the curved window from this balcony and increase its size. Also removes the awkward junction between the approved railing and window and improves the usability of this balcony for occupants. Not material in the context of the approved development.
Balconies and window arrangement at northern corner on Ground to Floor 6 amended to match the architectural language at the corner on Adelaide Road	This amendment matches the opposite corner on the south-west Adelaide Road frontage and improves the symmetry of the north-west elevation. Also removes the curved window from these balconies and increases their size. Also removes the awkward junction between the approved railing and window and improves the usability of this balcony for occupants. Relocation of window at ground floor level improves privacy. Not material in the context of the approved development.
External covered space at fourth floor for Plot A-24 removed and incorporated into the apartment.	This amendment removed an awkward unusable area of outdoor space and incorporates it into apartment. Amendment is discreet, not visible from outside site and improves living conditions for occupiers. Not material in the context of the approved development.