

Application ref: 2022/4524/P
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Development Management
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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

The Charlie Ratchford Centre
Belmont Street
London
Camden
NW1 8HF

Proposal: Non-material Amendment to planning permission 2020/5063/P dated 05/11/21 for 'Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height to provide self-contained residential flats' changes include introduction of gas kiosk, amendments to cycle and refuse stores, amendments to external stairs and entrance soffits, amendments to windows, doors and balconies, introduction of concierge, alteration of soldier course, removal of green roof, stair over run, flank windows and lift, reduction in parapet height and new man-safe system, adjustment of ground floor level, introduction of bulkheads and external alterations including new rainwater outlets, masonry divides, columns, vents, louvres, risers and soffits.

Drawing Nos: Superseded: CHA-HTA-A-0100 I, CHA-HTA-A-0101 H, CHA-HTA-A-0102 H, CHA-HTA-A-0103 H, CHA-HTA-A-0104 H, CHA-HTA-A-0105 H, CHA-HTA-A-0106 H, CHA-HTA-A-0107 H, CHA-HTA-A-0108 H, CHA-HTA-A-0109 H, CHA-HTA-A-0110 F, CHA-HTA-A-0111 E, CHA-HTA-A-0200, CHA-HTA-A-0201, CHA-HTA-A-0202 A, CHA-HTA-A-0251 B, CHAHTA-A-0252 B, CHA-HTA-A-0253 A, CHA-HTA-A-0301, CHA-HTA-A-0302, CHA-HTAA-0303, CHA-HTA-A-0304, CHA-HTA-A-0305, CHA-HTA-A-0306, CHA-HTA-A-0307, CHA-HTA-A-0308, CHA-HTA-A-0309, CHA-HTA-A-0310, CHA-HTA-A-0311, CHAHTA-A-0312, CHA-HTA-A-0313, CHA-HTA-A-0314, CHA-HTA-A-0315, CHA-HTA-A0316, CHA-HTA-A-0317, CHA-HTA-A-0318, CHA-HTA-A-0319,

Revised: LD504-ECE-ZZ-GF-PL-A-1010 Rev.P02, LD504-ECE-ZZ-01-PL-A-1011
Rev.P02, LD504-ECE-ZZ-02-PL-A-1012 Rev.P02, LD504-ECE-ZZ-03-PL-A-1013
Rev.P02, LD504-ECE-ZZ-04-PL-A-1014 Rev.P02, LD504-ECE-ZZ-05-PL-A-1015
Rev.P02, LD504-ECE-ZZ-06-PL-A-1016 Rev.P02, LD504-ECE-ZZ-07-PL-A-1017 Rev.
P02, LD504-ECE-ZZ-08-PL-A-1018 Rev. P02, LD504-ECE-ZZ-09-PL-A-1019 Rev.P02,
LD504-ECE-ZZ-10-PL-A-1020 Rev.P02, LD504-ECE-ZZ-RF-PL-A-1021 Rev.P02,
LD504-ECE-ZZ-ZZ-PL-A-1400 Rev.P02, LD504-ECE-ZZ-ZZ-PL-A-1401 Rev.P02,
LD504-ECE-ZZ-ZZ-PL-A-1402 Rev.P02, LD504-ECE-ZZ-ZZ-PL-A-1500, LD504-ECE-
ZZ-ZZ-PL-A-1501, LD504-ECE-ZZ-ZZ-PL-A-1502, LD504-ECE-ZZ-ZZ-PL-A-1120
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1121 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1122
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1123 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1124
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1125 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1126
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1127 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1128
Rev.P01, LD504 ECE-ZZ-ZZ-PL-A-1129 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1130
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1131 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1132
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1133 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1134
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1135 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1136
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1137 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1138
Rev.P01, LD504-TFC-XX-00-DR-L-1002 Rev. P06, LD504-TFC-XX-00-DR-L-1001 Rev.
P05

DAS addendum, NMA Supporting Memo (19/12/2022), Vistry Charlie Ratchford Centre
Legal Note

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
2020/5063/P 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 Drawings: CHA-HTA-A-0001 A, CHA-HTA-A-0010 B, CHA-HTA-A-0011
A.

Proposed Drawings: LD504-ECE-ZZ-GF-PL-A-1010 Rev.P02, LD504-ECE-ZZ-01-
PL-A-1011 Rev.P02, LD504-ECE-ZZ-02-PL-A-1012 Rev.P02, LD504-ECE-ZZ-03-
PL-A-1013 Rev.P02, LD504-ECE-ZZ-04-PL-A-1014 Rev.P02, LD504-ECE-ZZ-05-
PL-A-1015 Rev.P02, LD504-ECE-ZZ-06-PL-A-1016 Rev.P02, LD504-ECE-ZZ-07-
PL-A-1017 Rev. P02, LD504-ECE-ZZ-08-PL-A-1018 Rev. P02, LD504-ECE-ZZ-
09-PL-A-1019 Rev.P02, LD504-ECE-ZZ-10-PL-A-1020 Rev.P02, LD504-ECE-
ZZ-RF-PL-A-1021 Rev.P02, LD504-ECE-ZZ-ZZ-PL-A-1400 Rev.P02, LD504-
ECE-ZZ-ZZ-PL-A-1401 Rev.P02, LD504-ECE-ZZ-ZZ-PL-A-1402 Rev.P02, LD504-
ECE-ZZ-ZZ-PL-A-1500, LD504-ECE-ZZ-ZZ-PL-A-1501, LD504-ECE-ZZ-ZZ-PL-A-
1502, LD504-ECE-ZZ-ZZ-PL-A-1120 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1121
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1122 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1123
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1124 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1125
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1126 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1127
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1128 Rev.P01, LD504 ECE-ZZ-ZZ-PL-A-1129

Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1130 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1131
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1132 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1133
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1134 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1135
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1136 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1137
Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-1138 Rev.P01, LD504-TFC-XX-00-DR-L-1002
Rev. P06, LD504-TFC-XX-00-DR-L-1001 Rev. P05, CHA-HTA-L-0905 A

Supporting Documents: Covering letter (Iceni) 29 October 2020, Air Quality Assessment Rev 02 3 (Stantec) February 2021, Arboricultural Impact Assessment (Vistry) October 2020, Preliminary Ecology Assessment (Vistry) October 2020, Contaminated Land Assessment (Vistry) October 2020, Internal Daylight, Sunlight & Overshadowing Assessments (Vistry) October 2020, Daylight and Sunlight Assessment Impacts on Neighbouring Properties (Vistry) October 2020, Energy Statement (Vistry) October 2020, Flood Risk Assessment and Drainage Report (Vistry) final v2 08/03/2021, Health Impact Assessment (Vistry) October 2020, Heritage, Townscape & Visual Assessment (Vistry) October 2020, Noise Impact Assessment (Vistry) October 2020, Planning Statement (Vistry) October 2020, Statement of Community Involvement (Vistry) October 2020, Sustainability Statement (Vistry) October 2020, Transport Assessment including a Travel Plan Rev E (Vistry) October 2020, Site Waste Management Plan (Vistry) October 2020, Construction/Demolition Management Plan Rev 0.1, Belmont Street Affordable Housing Proposal (hta) 13.05.20, Outline Fire Strategy CL5956/R1 Issue 1 (JGA) 30/04/2020, Design & Access Statement CHA-HTA-A-0700 (Vistry) October 2020, Accommodation Schedule (hta) 10.09.20.

DAS addendum, NMA Supporting Memo (19/12/2022), Vistry Charlie Ratchford Centre Legal Note

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

Informative(s):

1 Reason for granting approval-

The non-material amendment seeks:

- Removal of green roofs to Link buildings and Block B
- Amendments to refuse stores
- Removal of lift to building C
- Amendments to cycle stores
- Introduction of concierge on ground floor of block B
- Ground floor level adjusted
- Minor adjustment of building footprint
- Removal of stair overrun to Block B
- Removal of green roof linking building B
- Inclusion of columns not previously shown on elevation
- Recessed bulkheads on walkways
- Soldier course and lintel alterations
- Inclusion of rainwater outlets
- Amendments to balcony openings to top floor of blocks A and C
- Removal of flank windows on Block B and replacement with window detail
- Alteration to entrance
- Alterations to windows

- Brick parapets reduced in height and man safe system introduced
- Inclusion of gas metre kiosk
- Increased envelope of external stair cores

As listed above, the current NMA contains multiple changes both internally and externally. The proposed changes are all of a small scale. The proposals have been revised following negotiation with the Council's Urban Design Officer. It is considered that the scale and design of the building and the quality of the materials and detailing are maintained to a similar level as the approved scheme.

In relation to the amendments to the green roof, the reduction is small and will not impact on the ability of the scheme to achieve an acceptable Urban Greening Factor level. The alterations to the bin and cycle stores are small and still provide an acceptable level of storage for each aspect. The omission of the lift to block B has been confirmed acceptable from a fire perspective and this has already progressed on site. This issue would ultimately be dealt with via a different statutory process in Building Regulations and the London Fire Brigade would have to sign this off upon completion, and therefore the change is not material to the scheme.

Given the changes are minor and insignificant within the context of the whole scheme the small introductions of the equipment mentioned above are not considered to cause any harm to the amenities of the neighbouring properties.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2020/5063/P dated 05/11/21.

In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of use, appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material of the approved development.

- 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 granted on 05/11/2021 under reference number 2020/5063/P and is bound by all the conditions and obligations attached to that permission.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise

and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street
London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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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