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18th August 2023

Dear Sir/Madam,

ABBEY ROAD PHASE 3, LONDON, NW6 4DX

APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF 2022/2542/P DATED 3RD MARCH 2023

On behalf of our client London Borough of Camden ('the applicant'), please find enclosed an application under s.96a of the Town and Country Planning Act 1990 for a Non-Material Amendment (NMA) to planning permission ref. 2022/2542/P. The Planning Portal reference is PP-12393915.

Background

The 3rd March 2023 (2022/2542/P) permission is for the following development:

"Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works."

This application was subsequently amended by an NMA that was approved on 2nd May 2023 (LPA ref 2023/1456/P). This NMA amended the wording of Condition 44 of Planning Permission REF 2022/2542/P.

Please see below for details of the amendment proposed.

Non-Material Amendment

This application seeks a Non-Material Amendment to Planning Permission ref. 2022/2542/P for a minor change to the sub-station.

This consists of an internal layout change within the substation, to allow the LV switch room to occupy the rear. This change has resulted in the reduction in height of part of the substation and the repositioning of three no. doors to the substation/ switch room block and the omission of a louvered vent to the northern elevation.

Importantly, the proposed change sees a reduction in the height of the stepped up side of the sub-station by 1150mm, resulting in the whole sub-station being flush in height, in line with the lower height of the sub-station from the approved scheme.

The change also includes a single green roof over the substation, switch room and adjacent cycle store. This is for ease of maintenance & accessibility, but also adds additional green roof to the development through a reduction in parapets and pebble margins.



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This change has been driven by the IDNO power provider for the project. Due to the available location for the incoming power supply, the substation required moving to the road side in order to accommodate the trenches for safe cable distribution around the site.

The thicknesses of the distribution cables require larger turning radii for distribution, requiring the internal switch of the internal layout.

Importantly, there are no adverse impacts on the following:

- Daylight/ sunlight: The building has in fact reduced in height.
- Acoustics: The substation has moved further away from residents resulting in a betterment to the acoustics.
- Ecology/ green roofs: This change has allowed an additional gain of circa 3sqm of additional green roof space in the redesign to a single slab roof over the structure.
- The Streetside Elevation: This remains unchanged, so there are no adverse effects on pedestrian movement or perception.

Due to the nature of the changes and the fact that there are no adverse impact causes by the proposed changes, and in fact any tangible but minor impacts are positive, in particular the reduction in height of part of the structure and the increase of green roof space. As such, we consider the proposed changes to be minor and non-material in the context of the overall scheme.

To support this application, the following documents have been submitted:

- Application Form (CBRE Ltd);
- Site Plan (Pollard Thomas Edwards);
- Approved Drawing Block C Section - ARR-PTE-VC-ZZ-DR-A-10249 Rev A (Pollard Thomas Edwards);
- Approved Drawing Belsize Road Elevation Rev A – ARP-PTE-ZZ-ZZ-DR-A-10359 Rev A (Pollard Thomas Edwards);
- Approved Drawing Block C Plans Ground to Third Floor – ARP-PTE-VC-ZZ-DR-A-10145 Rev A (Pollard Thomas Edwards);
- Proposed Substation & Cycle Store Sections – ARP-PTE-XX-ZZ-SK-A-04240 (Pollard Thomas Edwards);
- Proposed Substation & Cycle Store Elevation - ARP3-PTE-XX-ZZ-SK-A-05340 (Pollard Thomas Edwards); and
- Proposed Substation & Cycle Store Plans - ARP3- PTE-XX-ZZ-SK-A-03140 (Pollard Thomas Edwards).

Summary

This application seeks permission for minor changes to the substation. This cover letter provides a description of the proposed amendments, justification for the amendments and evidences that there are no adverse impacts caused by the changes.

To note, Condition 28 of Planning Permission REF 2022/2542/P requires that details of the green roof be submitted. These details have been submitted (PP-12398978), with the sub-station green roof reflecting the changes as proposed in this application.

The application fee of £234 has been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended). Payment for the sum of £234 plus £64 service charge has been made via the Planning Portal.

In view of the above and enclosed, we trust that the application can be approved within the statutory time period of 28 days. We look forward to receiving confirmation that the application has been validated as soon as possible. Do not hesitate to contact me (sarah.paterson@cbre.com) should you require additional information.

Yours faithfully



Sarah Paterson | Assistant Planner
CBRE Ltd | UK Development - Planning