

Application ref: 2023/3382/P
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Date: 12 September 2023

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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
369-377 Kentish Town Road
London
NW5 2TJ

Proposal: Non-material amendment to planning permission ref: 2019/0910/P granted on 12/03/20 (as amended by 2023/2713/P dated 07/08/2023) for 'redevelopment including change of use from car wash (Sui Generis) and erection of part six and part seven storey building plus basement to provide 14 flats (10 x 2-bed units and 4 x 1-bed) (Class C3) at 1st floor and above (with terraces at 5th floor rear and 6th floor level (north elevation); and retail (Class A1) or restaurant (Class A3) use at ground and basement level incorporating widened pavement to Kentish Town Road', namely to reduce the extent of basement excavation

Drawing Nos: Superseded: A90 A; A151 A; A 100 C

Proposed: A100D; AO90 B; A151 B; Archaeological Desk Based Assessment Addendum Note, dated April 2023, prepared by Savills; Civil Engineering Addendum Note, dated July 2023, prepared by Price & Myers; Basement Impact Assessment Addendum, dated August 2023, prepared by CGL

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 2019/0910/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-

A100D; AO90 B; A151 B; A101 B; A105 B; A106 A; A107 A; A150 A; A200 A; A201 A; A202 A; A203 B

Archaeological Desk Based Assessment Addendum Note, dated April 2023, prepared by Savills; Civil Engineering Addendum Note, dated July 2023, prepared by Price & Myers; Basement Impact Assessment Addendum, dated August 2023, prepared by CGL; Affordable Housing Policy Statement prepared by AHS Feb 2019; Basement Impact Assessment Rev 1 prepared by CGL June 2019; Design and Access Statement, prepared by dMFK Architects Feb 2019; Planning Statement, prepared by Savills Feb 2019; Daylight & Sunlight Assessment, prepared by EB7 Environmental 7th Feb 2019; Noise Survey and Acoustic Design Statement, prepared by Hann Tucker 4 Feb 2019; Train Induced Noise and Vibration Assessment, prepared by Hann Tucker 8 Feb 2019; Energy and Sustainability Statement, prepared by Peter Deer and Associates Feb 2019; Transport Statement, prepared by Caneparo Associates Feb 2019; Delivery & Servicing Management Plan, prepared by Caneparo Associates Feb 2019; Health Impact Assessment, prepared by Savills Feb 2019; Statement of Community Involvement, prepared by Four Communications Feb 2019; Surface Water Drainage Pro-forma; Secure by Design Statement; Flood Risk Assessment and Surface Water Drainage Strategy Report prepared by Price & Myers Feb 2019; Financial Viability Report prepared by AHS Feb 2019; Air Quality Assessment Aug 2019; Interim Stage 2 Cost Plan No 2 prepared by Bristow April 2019; Draft Response to BPS report of 3rd April 2019 prepared by AHS; Area Schedule prepared by dMFK; Mid application updates prepared by dMFK April 2019; Supplementary Energy Statement prepared by Peter Deer and Associates April 2019; Mid Application Accessibility Design Response prepared by dMFK April 2019; Archaeological Desk-based Assessment prepared by Savills May 2019; LLFA response prepared by Price & Myers April 2019; Appraisal Summary prepared by AHS 09/05/2019; Draft Response to BPS report of 3rd April 2019 prepared by AHS; Interim Stage 2 Cost Plan No 2 prepared by Bristow Johnson 12 Apr 2019; Technical Note on Basement Impact Assessment prepared by CGL 3/6/19

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

Informative(s):

1 Reason for granting approval-

This application seeks amendment to the consented basement plan and section to allow for a reduction in the scale of excavation. No alterations are proposed above ground nor to any other floor levels within the building.

The basement floor level will be reduced in size and the consented commercial

floor area at this level is to be removed. The basement floor level will be contained towards the northern end of the building and will accommodate plant and residential bike store, accessed via a lift.

In terms of land use, the loss of commercial floor space does not raise any policy issues. Commercial floorspace would remain at ground floor level thereby providing an active ground floor use in a town centre location. The basement floorspace as previously approved was not required to offset the loss of the pre-existing employment floorspace.

A technical addendum to the Basement Impact Assessment has been provided and reviewed by Campbell Reith, the Council's independent auditors. They have advised that the conclusions of the addendum are reasonable and the original BIA remain valid.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 12/03/20 under planning permission ref. 2019/0910/P (as amended by 2023/2713/P dated 07/08/2023). In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of 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 variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 12/03/20 under planning permission ref. 2019/0910/P (as amended by 2023/2713/P dated 07/08/2023) and is bound by all the conditions attached to that permission.

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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