

Application ref: 2023/3405/P  
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Date: 4 October 2023

**Development Management**  
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CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Abbey Estate 3**  
**Abbey Road**  
**London**  
**Camden**  
**NW6 4DX**

Proposal: Non-material amendment to planning permission 2022/2542/P dated 03/03/2023 for '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", namely for the repositioning of three doors, removal of a louvered vent, and reduction in height of the substation.

Drawing Nos: Cover letter (prepared by CBRE, dated 18/08/2023)

Superseded drawings: ARR-PTE-ZZ-00-DR-A-10040 A; ARR-PTE-VC-ZZ-DR-A-10145 A; ARR-PTE-VC-ZZ-DR-A-10249 A; ARR-PTE-ZZ-ZZ-DR-A-10359 A.

Revised drawings: ARR-PTE-ZZ-00-DR-A-10040 B; ARR-PTE-VC-ZZ-DR-A-10145 B; ARR-PTE-VC-ZZ-DR-A-10249 B; ARR-PTE-ZZ-ZZ-DR-A-10359 B; ARP3-PTE-XX-ZZ-SK-A-03140; ARP3-PTE-XX-ZZ-SK-A-04240; ARP3-PTE-XX-ZZ-SK-A-05340.

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 2 of planning permission 2022/2542/P dated 03/03/2023 shall be replaced with the following condition:

## REPLACEMENT CONDITION 2

Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing plans:

ARR-PTE-ZZ-00-DR-A-10000, ARR-PTE-ZZ-00-DR-A-10101, ARR-PTE-ZZ-00-DR-A-10102, ARR-PTE-ZZ-00-DR-A-10103, ARR-PTE-ZZ-00-DR-A-10104, ARR-PTE-ZZ-00-DR-A-10105, ARR-PTE-ZZ-00-DR-A-10106, ARR-PTE-ZZ-00-DR-A-10107, ARR-PTE-ZZ-00-DR-A-10108, ARR-PTE-ZZ-00-DR-A-10109, ARR-PTE-ZZ-ZZ-DR-A-10210, ARR-PTE-ZZ-ZZ-DR-A-10211, ARR-PTE-ZZ-ZZ-DR-A-10212, ARR-PTE-ZZ-ZZ-DR-A-10313, ARR-PTE-ZZ-ZZ-DR-A-10314, ARR-PTE-ZZ-ZZ-DR-A-10315, ARR-PTE-ZZ-ZZ-DR-A-10316, ARR-PTE-ZZ-ZZ-DR-A-10317, ARR-PTE-ZZ-ZZ-DR-A-10318, ARR-PTE-ZZ-ZZ-DR-A-10319.

Demolition plans:

ARR-PTE-ZZ-00-DR-A-10020, ARR-PTE-ZZ-00-DR-A-10121, ARR-PTE-ZZ-00-DR-A-10122, ARR-PTE-ZZ-00-DR-A-10123, ARR-PTE-ZZ-00-DR-A-10124, ARR-PTE-ZZ-00-DR-A-10125, ARR-PTE-ZZ-00-DR-A-10126, ARR-PTE-ZZ-00-DR-A-10127, ARR-PTE-ZZ-00-DR-A-10128, ARR-PTE-ZZ-00-DR-A-10129, ARR-PTE-ZZ-ZZ-DR-A-10230, ARR-PTE-ZZ-ZZ-DR-A-10231, ARR-PTE-ZZ-ZZ-DR-A-10232, ARR-PTE-ZZ-ZZ-DR-A-10333, ARR-PTE-ZZ-ZZ-DR-A-10334, ARR-PTE-ZZ-ZZ-DR-A-10335, ARR-PTE-ZZ-ZZ-DR-A-10336, ARR-PTE-ZZ-ZZ-DR-A-10337, ARR-PTE-ZZ-ZZ-DR-A-10338, ARR-PTE-ZZ-ZZ-DR-A-10339.

Proposed plans:

ARR-PTE-ZZ-00-DR-A-10040 B, ARR-PTE-VA-ZZ-DR-A-10141 B, ARR-PTE-VB-ZZ-DR-A-10142 C, ARR-PTE-VB-ZZ-DR-A-10143 A, ARR-PTE-VB-ZZ-DR-A-10144 A, ARR-PTE-VC-ZZ-DR-A-10145 B, ARR-PTE-VC-ZZ-DR-A-10146 A, ARR-PTE-VA-ZZ-DR-A-10247 B, ARR-PTE-VB-ZZ-DR-A-10248 A, ARR-PTE-VC-ZZ-DR-A-10249 B, ARR-PTE-VA-ZZ-DR-A-10350 B, ARR-PTE-VA-ZZ-DR-A-10351 B, ARR-PTE-VA-ZZ-DR-A-10352 B, ARR-PTE-VB-ZZ-DR-A-10353 A, ARR-PTE-VB-ZZ-DR-A-10354 A, ARR-PTE-VB-ZZ-DR-A-10355 A, ARR-PTE-VC-ZZ-DR-A-10356 A, ARR-PTE-VC-ZZ-DR-A-10357 A, ARR-PTE-VC-ZZ-DR-A-10358 A, ARR-PTE-ZZ-ZZ-DR-A-10359 B, ARR-PTE-ZZ-ZZ-DR-A-10360 B, ARR-PTE-ZZ-ZZ-DR-A-10361 A, ARR-PTE-ZZ-ZZ-DR-A-10362 B, D2857-FAB-S1-XX-DR-L-9100 P1, D2857-FAB-S1-XX-DR-L-9101 P1, D2857-FAB-S1-XX-DR-L-9200 P1, D2857-FAB-S1-XX-DR-L-9201 P1; ARP3-PTE-XX-ZZ-SK-A-03140; ARP3-PTE-XX-ZZ-SK-A-04240; ARP3-PTE-XX-ZZ-SK-A-05340.

Documents:

Transport Assessment ref: 47293/5001 rev A dated April 2022; Affordable Housing Statement ref: JAKI/FKI/JL/G6817; Air Quality Assessment ref: 29172-

RP-IE-001; Arboricultural Impact Assessment ref: SHA 1032; Design and Access Statement Revision C, dated May 2022; Archaeological Desk-Based Assessment ref: JAC27849; Biodiversity Net Gain Assessment ref: 330510094; Statement of Community Involvement dated April 2022; Daylight and Sunlight Report ref: 19495; Ecological Assessment Report ref: 330510094; Energy Statement dated 03/05/2022; Equalities Impact Assessment Report dated 4 May 2022; Planning Statement dated May 2022; Financial Viability Assessment ref: U0017643; Fire Statement ref: LO19113; Foul Drainage and Utilities Assessment ref: BS 1679; Phase 1 Ground Condition Assessment ref: ARR-STN-XX-00-RP-S-3501-S2-R01; Health Impact Assessment dated 3 May 2022; Heritage, Townscape and Visual Impact Assessment dated April 2022; Acoustics, Ventilation & Overheating, Level 1 Assessment ref: 9770.ATN01.AVO.0; Level 2 Overheating Assessment ref: 9770.RP02.AVO2.2; External Building Fabric Assessment ref: 9770.RP01.EBF.4; Operational Waste Management Strategy ref: 330510094; Pedestrian Wind Environment Study ref: WF389-02F02(REV4); Proposed External Luminaires Report ref: BS 1679; Sustainability Statement dated 29 April 2022; Circular Economy Statement ref: 60674228; Employment and Training Strategy dated May 2022; Stage 2/3 Whole-Life Cycle Carbon Assessment ref: 60674228; Flood Risk Assessment and Surface Water Drainage Strategy ref: 330510094, Daylight and Sunlight Report - Self assessment addendum (Delva Patman Redler) September 2022.

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

#### Informative(s):

##### 1 Reason for granting approval:

Changes proposed relate solely to the substation located to the southwest of Block C. It is proposed to reconfigure the internal layout of the substation so that the main substation room moves to the front of the building (nearer the road) and the switchroom moves to the rear of the building, which would entail subsequent external changes.

The height of the stepped-up part of the substation would be lowered by 1150mm, so that it matches the height of the rest of the substation. This would mean the whole substation is flush in height and in line with the lower height previously approved. The green roof area of the substation will be slightly increased due to the redesign resulting in a single slab, meaning there will be an additional 3 sqm of roof space.

The changes would also involve repositioning the existing doors, changing the existing layout to one set of substation louvred doors to the main substation room at the front of the site, one single access door to the main switchroom, and one single access door to the secondary switchroom. The doors would be of similar type and design to those already approved. A louvred vent to the north elevation would also be removed.

All external changes are considered to be appropriate for the building and the area and are deemed to be acceptable. There would be no impacts on amenity, particularly because the overall height of the substation building would actually be

reduced, resulting in less impact to daylight and sunlight.

The full impact of the scheme has already been assessed by virtue of the previous approval reference 2022/2542/P dated 03/03/2023 (as later amended by 2023/1456/P dated 02/05/2023). The detailed design, scale, and siting of the alterations are considered acceptable. In the context of the approved scheme, it is considered that these amendments would not have any material effect on the approved development in terms of appearance and amenity impact. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development.

- 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 03/03/2023 under reference number 2022/2542/P 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer

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