

Application ref: 2023/5337/P
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Date: 8 February 2024

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Quod
21 Soho Square
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Blashford Tower Block
Adelaide Road
London
NW3 3RU

Proposal: Non-Material Amendment to planning permission ref. 2021/0191/P. The proposal includes amendment to the description of development to remove the reference of the "installation of aluminium monorail to the parapet level" as a new twin track BMU unit is proposed to be included at roof level. Other minor amendments include alterations to the cladding of the stair core tower, addition of removeable access panels to the internal east and west elevations; capping of the existing parapets and solid infilling of existing roof railing; additional roof railings above the parapet; alterations to the glazing panels; new glazing balcony door to ground floor apartments and new dummy louvres. The drawings submitted also show consistent details across all drawings. No changes are proposed to Taplow, Burnham, Bray and Dorney towers.

Drawing Nos: For approval: B12008-LAW-BT-XX-D-A-500001 P07; B12008-LAW-BT-XX-D-A-500002 P05; B12008-LAW-BT-XX-D-A-500003 P05; B12008-LAW-BT-XX-D-A-500004 P07; B12008-LAW-BT-XX-D-A-500005 P05; B12008-LAW-BT-XX-D-A-500006 P05; B12008-LAW-BT-XX-D-A-500007 P05; B12008-LAW-BT-XX-D-A-500008 P04;

Superseaded: 59493-ARUP-T5-RF-DR-YC-3004 Rev 03; 259493-ARUP-T5-ZZ-DR-YC-3201 Rev 05; 259493-ARUP-T5-ZZ-DR-YC-3202 Rev 05; 259493-ARUP-T5-ZZ-DR-YC-3203 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-3204 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-3206 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-3207 00;

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, conditions 2 and 3 of planning permission 2021/0191/P shall be replaced with the following conditions:

REPLACEMENT CONDITIONS

The development hereby permitted shall be carried out in accordance with the following approved plans- Site location Plan; Planning Statement Q080621 15 January 2021; Appendix 1 - 5A; Design and Access Statement dated December 2020; Fire Safety Strategy for all 5 towers dated 6th August 2020; 259493-ARUP-T5-ZZ-DR-YC-5223 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5236 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5237 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5238 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5234 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5235 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5236 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5238 Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5223-A Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5223-B Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5224 Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5225-A Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5225-B Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5238-A; 259493-ARUP-T0-ZZ-DR-YC-5239 Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5240 Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5241 Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5250 Rev 01; 259493-ARUP-T0-ZZ-DR-YC-5251 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-5201 Rev 05; 259493-ARUP-T5-ZZ-DR-YC-3003 Rev 05; 259493-ARUP-T5-ZZ-DR-YC-3002 Rev 05; 259493-ARUP-T5-RF-DR-YC-3003 Rev 03; 259493-ARUP-T5-ZZ-DR-YC-3102 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-3101 Rev 03; 259493-ARUP-T5-ZZ-DR-EX-3201 Rev 02; 259493-ARUP-T5-ZZ-DR-EX-3202 Rev 03; 259493-ARUP-T5-ZZ-DR-EX-3203 Rev 02; 259493-ARUP-T5-ZZ-DR-EX-3204 Rev 02; 259493-ARUP-T5-ZZ-DR-EX-3206 Rev 01; 259493-ARUP-T5-ZZ-DR-YC-5201 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5202 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5203 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5204 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5205 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5206 Rev 04; 259493-ARUP-T5-ZZ-DR-YC-5207 Rev 02; 259493-ARUP-T5-ZZ-DR-YC-5208 Rev 01; 259493-ARUP-T3-ZZ-DR-YC-3001; 259493-ARUP-T3-ZZ-DR-YC-3002 Rev 06; 259493-ARUP-T3-ZZ-DR-YC-3003 Rev 01; 259493-ARUP-T3-ZZ-DR-YC-3004 Rev 01; 259493-ARUP-T3-ZZ-DR-YC-3104 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3101 Rev 05; 259493-ARUP-T3-ZZ-DR-EX-3201 Rev 03; 259493-ARUP-T3-ZZ-DR-EX-3202 Rev 03; 259493-ARUP-T3-ZZ-DR-EX-3203 Rev 02; 259493-ARUP-T3-ZZ-DR-EX-3204 Rev 02; 259493-ARUP-T3-ZZ-DR-EX-3205 Rev 02; 259493-ARUP-T3-ZZ-DR-EX-3206 Rev 02; 259493-ARUP-T3-ZZ-DR-EX-3207 Rev 02; 259493-ARUP-T3-ZZ-DR-YC-3201 Rev 05; 259493-ARUP-T3-ZZ-DR-YC-3202 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3203 Rev 05; 259493-ARUP-T3-ZZ-DR-YC-3204 Rev 04; 259493-ARUP-T3-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T3-ZZ-DR-YC-3206 Rev 04; 259493-ARUP-T3-ZZ-DR-YC-3207 Rev 04; 259493-ARUP-T4-ZZ-DR-YC-1005 Rev 01; 259493-ARUP-T4-ZZ-DR-YC-3001; 259493-ARUP-T4-ZZ-DR-YC-3002 Rev 06; 259493-ARUP-T4-ZZ-DR-YC-3003 Rev 01; 259493-ARUP-T4-ZZ-DR-YC-3004 Rev 01; 259493-ARUP-T4-ZZ-DR-YC-3105 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3101 Rev 05; 259493-ARUP-T4-ZZ-DR-EX-3201 Rev 03; 259493-ARUP-T4-ZZ-DR-EX-3202 Rev 03; 259493-ARUP-T4-ZZ-DR-EX-3203 Rev 02; 259493-ARUP-T4-ZZ-DR-EX-3204 Rev 02; 259493-ARUP-T4-ZZ-DR-EX-3205 Rev 02; 259493-ARUP-T4-ZZ-DR-EX-3206 Rev 02; 259493-ARUP-T4-ZZ-DR-EX-3207 Rev 02; 259493-ARUP-T4-ZZ-DR-YC-3201 Rev 05; 259493-ARUP-T4-ZZ-DR-YC-3202 Rev 05;

Plans continued...

259493-ARUP-T1-ZZ-DR-YC-3203 Rev 05; 259493-ARUP-T4-ZZ-DR-YC-3204 Rev 04; 259493-ARUP-T4-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T4-ZZ-DR-YC-3206 Rev 04; 259493-ARUP-T4-ZZ-DR-YC-3207 Rev 04; 259493-ARUP-T1-ZZ-DR-YC-5201 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5202 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5203 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5204 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5205 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-5206 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3001; 259493-ARUP-T1-ZZ-DR-YC-3002 Rev 06; 259493-ARUP-T1-ZZ-DR-YC-3003 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3004 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3102 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3101 Rev 05; 259493-ARUP-T1-ZZ-DR-EX-3201 Rev 03; 259493-ARUP-T1-ZZ-DR-EX-3202 Rev 03; 259493-ARUP-T1-ZZ-DR-EX-3203 Rev 02; 259493-ARUP-T1-ZZ-DR-EX-3204 Rev 02; 259493-ARUP-T1-ZZ-DR-EX-3205 Rev 02; 259493-ARUP-T1-ZZ-DR-EX-3206 Rev 02; 259493-ARUP-T1-ZZ-DR-EX-3207 Rev 02; 259493-ARUP-T1-ZZ-DR-YC-3201 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3202 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3203 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3204 Rev 04; 259493-ARUP-T1-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T1-ZZ-DR-YC-3206 Rev 04; 259493-ARUP-T1-ZZ-DR-YC-3207 Rev 04; 259493-ARUP-T2-ZZ-DR-YC-1003 Rev 01; 259493-ARUP-T2-ZZ-DR-YC-3001; 259493-ARUP-T2-ZZ-DR-YC-3002 Rev 06; 259493-ARUP-T2-ZZ-DR-YC-3003 Rev 01; 259493-ARUP-T2-ZZ-DR-YC-3004 Rev 01; 259493-ARUP-T2-ZZ-DR-YC-3103 Rev 01; 259493-ARUP-T1-ZZ-DR-YC-3101 Rev 05; 259493-ARUP-T2-ZZ-DR-EX-3201 Rev 03; 259493-ARUP-T2-ZZ-DR-EX-3202 Rev 03; 259493-ARUP-T2-ZZ-DR-EX-3203 Rev 02; 259493-ARUP-T2-ZZ-DR-EX-3204 Rev 02; 259493-ARUP-T2-ZZ-DR-EX-3205 Rev 02; 259493-ARUP-T2-ZZ-DR-EX-3206 Rev 02; 259493-ARUP-T2-ZZ-DR-EX-3207 Rev 02; 259493-ARUP-T2-ZZ-DR-YC-3201 Rev 05; 259493-ARUP-T2-ZZ-DR-YC-3202 Rev 05; 259493-ARUP-T1-ZZ-DR-YC-3203 Rev 05; 259493-ARUP-T2-ZZ-DR-YC-3204 Rev 04; 259493-ARUP-T2-ZZ-DR-YC-3205 Rev 04; 259493-ARUP-T2-ZZ-DR-YC-3206 Rev 04; 259493-ARUP-T2-ZZ-DR-YC-3207 Rev 04; B12008-LAW-BT-XX-D-A-500001 P07; B12008-LAW-BT-XX-D-A-500002 P05; B12008-LAW-BT-XX-D-A-500003 P05; B12008-LAW-BT-XX-D-A-500004 P07; B12008-LAW-BT-XX-D-A-500005 P05; B12008-LAW-BT-XX-D-A-500006 P05; B12008-LAW-BT-XX-D-A-500007 P05; B12008-LAW-BT-XX-D-A-500008 P04;

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

Informative(s):

1 Reasons for granting permission:

The amendments sought through this non material application would predominantly relate to the roof of Blashford Tower, however there are a number a small scale amendments being proposed to the whole tower. No alterations are proposed to Taplow, Burnham, Bray and Dorney. This application replaces the previously approved monorail design to clean the tower on the roof with a new twin track BMU for cleaning and maintenance purposes. Removeable davit arms are proposed at the top of the stair core. They will be temporarily erected only when the façade cleaning is required and therefore, when not in use, the davit arms can be taken out from the U- bolts and moved back to the internal storage area in the mezzanine floor located in the roof, thereby, removing them from view. Whilst this is a change, the principle of the development remains the same and the machinery

is to be installed for the same maintenance and clearing operation. Both systems have limited visual impact given their position with no material difference between the two.

As this was referred to within description of development, this application seeks to amend the description as previously approved. The amendments to the description are to remove reference to the monorail. As the principle of the equipment being for cleaning and maintenance being retained, this amendment is acceptable and therefore, the revised description of development is to read:

"Re-cladding of the five tower blocks (Taplow, Burnham, Bray, Dorney and Blashford) at the Chalcots Estate with a solid aluminium panel façade and associated external works, including fenestration changes, minor alterations and additions to louvres" this removes the last part of the approved description: "and the installation of an aluminium monorail to the parapet level of each tower block and the stair core of the Blashford tower block".

In the main the scheme would remain as previously approved, though further minor adjustments would be made including to the following elements:

- Creation of a maintenance gap between the stair core and the accommodation wings to meet safety requirements;
- The lift shaft which over-runs the stair core will not be cladded as per the previous permissions.
- Additional removable access panels to be included vertically on the Proposed internal east and west elevations;
- Capping of the existing parapets to match the approved rainscreen cladding;
- Solid infilling of the existing roof railing which will act as a guarding on the roof level and will match the approved rainscreen cladding.
- Additional railings above the parapet, to roof edge and ladder access;
- Widening of the Automatic Opening Vent units, narrowing the fixed panels and revised glazing to included slimmer mullion widths;
- New glazing balcony door on the ground floor apartments to replace two rear windows to provide a secondary means of escape;
- Additional dummy louvre to obscure blockwork infill to the internal stair core east and west elevation.

The changes sought would not alter the permitted envelope or extent of development, nor increase its scale. Due to the height and scale of the existing tower, the changes would also not materially affect the external appearance of the towers themselves from the previously approved due to the minor changes to the details being considered. The removal of the monorail would marginally enhance the tower and the new BMU unit would be located within the roof level and would have minimal and non-material impact on the tower and views from the wider area. The changes would not result in an increased impact on neighbouring amenity and the conditions and obligations previously secured would remain in place. The proposed changes are not significant and are not considered to cause harm to the character and appearance of the host building, the neighbouring properties nor the wider area.

- 2 The full extent of the development was assessed and approved under the 'parent application'. The context of the overall scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved

development. The description of development is removing an element of development. The revised BMU scheme would be only visible during cleaning which would be the same as the previous system as assessed. You are advised that this decision relates only to the minor amendments specified in supporting documents hereby approved only and shall only be read in the context of the substantive permission granted on 06/05/2021 under reference number 2021/0191/P and is bound by all the conditions and obligations attached to that permission, subject to the changes to conditions 2 and 3.

No Objections have been received. One response was received regarding the implications of the construction traffic on Primrose Hill Road. This response has been passed to the Project Director, The Contractor and Health and Safety Advisors to review and respond directly to the concern.

The planning history of the site and surrounding area were taken into account.

The full impact of the scheme has already been assessed by virtue of the previous approvals. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development. In the context of the overall approved scheme these variations to the approved scheme are non-material.

- 3 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 06/05/2021 under reference number 2021/0191/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 the National Planning Policy Framework.

Yours faithfully



Daniel Pope
Chief Planning Officer

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