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Camden Council  
Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

05 April 2024

JS/MR – 22/299

Dear Brendan,

**Liddell Industrial Estate, 1-33 Liddell Road, London NW6 2EW – Minor-Material Amendment  
Application to Vary Condition 2 of Planning Permission 2014/7651/P**

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On behalf of our client West Hampstead Limited, please find enclosed a Minor-Material Amendment Application (under Section 73 of the Town and Country Planning Act) relating to variation of Condition 2 (approved plans) associated with Phase 2 of the approved development at the above address.

Planning permission was granted for the comprehensive redevelopment of the former Liddell Road Industrial Estate (No1-33 Liddell Road) on 31 March 2015. The development was approved as two phases.

Phase 1 of the development was granted planning permission (2014/7649/P) on 31 March 2015 for the construction of new school buildings for Kingsgate Primary School, creation of a new access road, associated car parking and implementation of temporary landscaping works. This development is now complete.

Phase 2 of the development was granted planning permission (2014/7651/P) for the comprehensive, mixed-use redevelopment involving the construction of three new buildings: Block A (5 storeys) to provide mixed commercial use (Class B1), Block B (11 storeys) and Block C (5 storeys) to provide residential units (Class C3) and associated public realm landscaping works.

This application seeks to vary the approved plans within Condition 2 to accommodate minor changes to the rooftop plant enclosure. The proposed changes relate to Block A only. No changes are proposed to Blocks B or C.

The changes are necessary to accommodate the level of plant required for the building. Camden and West Hampstead Ltd. have high aspirations for the sustainability of the building and the amendments to the plant on top of the building are necessary to realise this. The additional level of development required has been minimised to lowest level of possible, but following a detailed review of the proposal by our MEP consultants it became clear that some revisions were necessary. It is not considered that these changes will have a detrimental impact on the building given their scale and nature.

## **a. Block A – Background**

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The scheme consists of Block A which will deliver c.40,000sqft commercial floorspace across five floors. Block A is currently under construction, with completion anticipated in Q2 2024. Planning permission was originally granted in April 2015 under planning permission 2014/7651/P.

The landowners (LB Camden) granted the long leasehold interest for the Site to our client in 2020 and appointed them, under a license, for the delivery and construction of Block A. As highlighted in the submitted letter from the applicants - West Hampstead Ltd. Liddell Road, the building will be handed back to the London Borough of Camden upon completion and once the applicant has constructed it to a series of different criteria, including sustainability.

This specific requirements include detail design for the plant and equipment within Block A. It soon became apparent that such detail design did not provide for adequate special requirements to accommodate all plant within the ground floor.

In January 2024, Mecserve prepared a report (Appendix A) following a review of Stage 3 design. This report identified that there is insufficient ground floor plantroom to accommodate condenser units and other plant required to serve the building. The report states that the only viable solution is to relocate the condenser units to the roof. The resulting spatial arrangement for the roof of Block A is shown in the enclosed proposed roof plan (drawing BM-BA-05-DR-A-03-0005 Rev C09).

In December 2023, NRG Consulting prepared a Noise Assessment to establish the impact of the proposed rooftop plant (Appendix B), and whether the noise limits of Condition 28 would be exceeded.

Condition 28 requires that noise emission from '*plant / machinery / equipment*' is controlled so that it is at least 5 dB (A) lower than background noise level. If the building service plant noise contains tonality, then the condition requires the noise to be controlled so that it is at least 10 dB (A) lower than the background noise level.

The noise assessment concludes that with the proposed mitigation in place (acoustic enclosures on the roof, attenuators in the plant room), the noise emission from the combined operation of all building service plant is predicted to not be greater than 5dB below background, when assessed in accordance with BS 4142:2014 methodology. As such, the noise limits of Planning Condition 28 would be met.

The proposed elevation drawings for Block A show the details of the proposed acoustic enclosure. Recent photographs (Appendix A) show work-in-progress views of the rooftop plant.

Recent photos of the ground floor plantroom of Block A (Photos 7 and 8, Appendix C) are provided which demonstrate congestion. These photos support the conclusions within the enclosed MecServe report (Appendix A) and the need to provide additional plant space at roof level.

## **b. Proposed Amendments**

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Given the above assessment of the MEP requirements of the site in detailed the following changes to the scheme are required:

- The enclosed proposed elevations show the visual effects of the acoustic roof enclosure. These drawings show one single enclosure (9m x 5m x 3.6m) located on the east side of the roof. This location sets the enclosure back to a minimum of c.3.5m from the parapet.
- The proposed roof plan shows location and dimensions of the condenser unit, and associated pipework.

**Table 1: Proposed Amendments**

<b>Block A</b>	<b>Consented</b>	<b>Proposed</b>
<b>Floorplan</b>		
Roof Plan	MLA/403/P2/145	BM-BA-05-DR-A-03-0005 Rev C09
<b>Elevations</b>		
North Elevation	35536-A-DR-05-0000PL	35536-BM-BA-XX-DR-A-05-0000 Rev.C7
East Elevation	35536-A-DR-05-0001PL	35536-BM-BA-XX-DR-A-05-0001 Rev.C7
South Elevation	35536-A-DR-05-0002PL	35536-BM-BA-XX-DR-A-05-0002 Rev.C7
West Elevation	35536-A-DR-05-0003PL	35536-BM-BA-XX-DR-A-05-0003 Rev.C8

The application form is enclosed and the requisite application fee has been paid via bank transfer to the Planning Portal.

**c. Conclusion**

Having regard to the above and enclosed details, we trust that sufficient information has been provided in order to allow the application to be granted. Officers will be aware that once detailed design is undertaken on more technical matters such as mechanical, electrical and plumbing (MEP) systems, it is often necessary to make amendments to a scheme post-decision. We consider the MEP changes can be delivered in a discrete manner with no significant visual impact as shown in our plans.

If you should require any additional information, or if you would like to discuss any aspects of the submitted details further, then please do not hesitate to contact me on 020 3640 1011 or via email at [jsullivan@iceniprojects.com](mailto:jsullivan@iceniprojects.com).

Yours sincerely,

Jamie Sullivan  
DIRECTOR

Encl.  
Appendix A – MecServe Report Rev 001 (January 2024)  
Appendix B – NRG Noise Assessment (December 2023)  
Appendix C – Site photographs (March 2024)