

Application ref: 2024/4097/P
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Date: 26 November 2024

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Mr Angus Eaton
5 Pancras Square
53 Highbury Park
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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:

Land surrounding Snowman House and Casterbridge
Belsize Road
London
NW6 4DP

Proposal: Non-material amendment to planning permission 2020/2486/P dated 27/11/2020 (for Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking), namely to amend fencing to open space surrounding Snowman House and Casterbridge.

Drawing Nos:

As approved: 440300-AHR-ZZ-00-DR-A-0001; 440300-FAB-S1-XX-DR-L-9201 C01; 440300-FAB-S1-XX-DR-L-9202 C04; 440300-FAB-S1-XX-DR-L-9203 C02; 440300-FAB-S1-XX-DR-L-9204 C04; 440300-FAB-S1-XX-DR-L-9205 C01; 440300-FAB-S1-XX-DR-L-9206 C01; 440300-FAB-S1-XX-DR-L-9200 C02.

As proposed: 440300-FAB-S1-XX-DR-L-9100 P02.

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 granted on 27/11/2020 under reference number 2020/2486/P, amended by the section 73 application granted on 18/03/21 under reference 2021/2813/P 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 drawings: 440300-AHR-ZZ-00-DR-A-0001, 440300-AHR-ZZ-00-DR-A-0002, 440300-AHR-ZZ-00-DR-A-0003, 440300-AHR-ZZ-XX-DR-A-0004, 440300-AHR-ZZ-XX-DR-A-0005, 440300-AHR-ZZ-XX-DR-A-0006, 440300-AHR-ZZ-XX-DR-A-0007, 440300-AHR-ZZ-XX-DR-A-0008, S1-XX-DR-L-9002 L01.

Proposed drawings: 440300-AHR-ZZ-XX-DR-A-1021, 440300-AHR-ZZ-XX-DR-A-0019, 440300-AHR-ZZ-XX-DR-A-0018, 440300-AHR-ZZ-XX-DR-A-0017, 440300-AHR-ZZ-XX-DR-A-0016, 440300-AHR-ZZ-XX-DR-A-0015, 440300-AHR-ZZ-XX-DR-A-0014, 440300-AHR-ZZ-00DR-A-1002, 440300-AHR-ZZ-00-DR-A-1003, 440300-AHR-ZZ-01-DR-A-1004, 440300-AHR-ZZ-RF-DR-A-1005, S1-XX-DR-L-9003 L01, S1-XX-DR-L-9100 L02, 440300-FAB-S1-XX-DR-L-9001, 440300-FAB-S1-XX-DR-L-9100 P02, 440300-FAB-S1-XX-DR-L-9541 C01, 440300-FAB-S1-XX-DR-L-9517 C01.

Supporting documents: Design and Access Statement (AHR) May 2020, Landscape Design and Access Statement (Fabrik) May 2020, Rapid Health Impact Assessment (CBRE) May 2020, Acoustic Report 9769.RP01.AAR.4 - Rev. 4 (RBA) 27 May 2020, Air Quality Assessment 01 - 27965-RP-SU-001 (HM) 26 May 2020, Preliminary Ecological Appraisal Report - DFCP 4399 (D F Clark Bionomique Ltd) 22nd May 2020, Construction Management Plan v3 (draft) (Wates) 22.5.2020, Transport Statement (Stantec) April 2020, Energy Assessment rev 2 (Norman Bromley) May 2020, Lighting Strategy Rev 2 (Norman Bromley) 22-05-2020, Flood Risk Assessment (FRA) and Sustainable Drainage Systems (SuDS) Strategy (Stantec) May 2020, Sustainability Statement (Norman Bromley) May 2020, Arboricultural Impact Assessment (Sharon Hosegood Associates) 19 May 2020, Employment and Training Strategy v1 (Wates) May 2020, Daylight and Sunlight Report (Delva Patman Redler) May 2020, Wind Impact Assessment (Pollard Thomas Edwards) May 2020, Statement of Community Involvement (Camden) Planning Statement (CBRE) May 2020, Preliminary Risk Assessment (WSP) May 2020, Road Safety Audit Stage 1 15820 (TMS) 3rd September 2020, Technical Note 001 (Stantec) September 2020, Cover letter (CBRE) 19 April 2022.

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

Informative(s):

1 Reasons for granting approval:

The application seeks to amend condition 2 of the parent permission 2020/2486/P (as amended), which concerns the approved drawings. The proposed changes relate solely to the fencing arrangement around the landscaped area of the site,

specifically around Snowman House and Casterbridge.

It is proposed to extend the existing fencing so that the landscaped area is properly enclosed, with the fencing to fill gaps in the boundary between Snowman House and Abbey Road, Casterbridge and Belsize Road, and Snowman House and Casterbridge, as well as on Belsize Road. This change is sought in response to feedback received from the Tenant Management Organisation and other stakeholders, in order to respond to and address concerns about public safety and anti-social behaviour in the area. The amendment would still allow the car park between the two buildings to be accessed freely from the road but it would enclose the landscaped area around the buildings. Gates would still allow for access to the open space for residents, but the closing off would mean that access can be more effectively managed to prevent anti-social behaviour taking place after hours. These changes would not significantly impact the appearance of the development or the existing access arrangements, and as such would be acceptable.

The committee report for the parent application made no reference to any fencing arrangements, other than stating that full details of the landscaping would be secured by condition, which was discharged under ref 2022/1705/P. It is considered that the proposed amendment would not undermine the openness of the landscaped area or contradict any previous decision, including that of the parent application.

The new fencing would be constructed of materials to match the existing, with black painted metal railings for both the fencing and the gates. This would be acceptable and in line with the approved design under the parent permission.

The full impact of the scheme has already been assessed by virtue of the previous approval, reference 2020/2486/P (as amended).

In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development, including in terms of amenity impact. As such, the amendments can be regarded as non-material.

- 2 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 27/11/2020 under reference number 2020/2486/P, amended by the section 73 application granted on 18/03/21 under reference 2021/2813/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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered at the top of the page.

Daniel Pope
Chief Planning Officer

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