

Application ref: 2025/1502/P
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mS Charlotte Wheeler
4-5 Coleridge Gardens
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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:

**100 Chalk Farm Road
London
Camden
NW1 8EH**

Proposal: Alterations to internal layouts associated with BSR and fire regulations and external design amendments including window proportions, entrance areas, level changes and landscaping; and enlargement of basement footprint, all as a non-material amendment to planning permission ref. 2024/0479/P (dated 27/11/24) for Demolition of existing buildings and redevelopment of the site to provide two new buildings of between 6-12 storeys containing affordable homes, purpose-built student accommodation, ground floor commercial space together with public realm, access, plant installation, and other associated works

Drawing Nos: Superseded:

356_P20.129 C; 356_P20.130 C; 356_P20.131 C; 356_P20.132 C; 356_P20.135 C;
356_P20.136 C; 356_P20.137 C; 356_P20.139 C; 356_P20.140 C; 356_P20.142 C;
356_P20.143 C; 356_P30.120 C; 356_P30.121 C; 356_P30.122 C; 356_P30.123 C;
356_P40.110 B; 356_P40.111 B; 356_P40.112 B; 356_P40.113 B; 356_P20.160 I;
356_P20.161 I; 356_P20.162 I; 356_P20.164 I; 356_P20.167I; 356_P20.169 I;
356_P20.170 I; 356_P20.172 I; 356_P30.130 E; 356_P30.131 E; 356_P30.132 E;
356_P30.133 E; 356_P40.120 C; 356_P40.121 D; 356_P20.003 C; 356-BBUK-XX-00-
DR-L-0100 P02; 356-BBUK-XX-00-DR-L-0110 P02; 356-BBUK-XX-00-DR-L-0700 P02;
356_P20.099 E; 356_P20.100 E; 356_P20.101 E; 356_P20.102 E; 356_P20.104 E;
356_P20.106 E; 356_P20.107 E; 356_P20.109 E; 356_P20.110 E; 356_P20.111 E;
356_P20.112 E; 356_P20.113 E; 356_P30.104 C

Revised:

356_P20.129 P3; 356_P20.130 P2; 356_P20.131 P3; 356_P20.132 P3 356_P20.135 P3; 356_P20.136 P2; 356_P20.137 P2 356_P20.139 P2; 356_P20.140 P2; 356_P20.142 P2; 356_P20.143 P2; 356_P30.120 P3; 356_P30.121 P3; 356_P30.122 P3; 356_P30.123 P3; 356_P40.110 P2; 356_P40.111 P2; 356_P40.112 P2; 356_P40.113 P2; 356_P20.160 P2; 356_P20.161 P2; 356_P20.162 P2; 356_P20.164 P2; 356_P20.167 P2; 356_P20.169 P2; 356_P20.170 P2; 356_P20.172 P2; 356_P30.130 P3; 356_P30.131 P3; 356_P30.132 P3; 356_P30.133 P3; 356_P40.120 P2; 356_P40.121 P2; ; 356_P20.099 P4; 356_P20.100 P4; 356_P20.101 P5; 356_P20.102 P4; 356_P20.104 P4; 356_P20.106 P3; 356_P20.107 P3; 356_P20.109 P3; 356_P20.110 P3; 356_P20.111 P3; 356_P20.112 P2; 356_P20.113 P2

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 2024/0479/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-

Existing Drawings:

356_P10.001 A; 356_P10.002 A; 356_P10.050 A; 356_P10.099 A; 356_P10.100A; 356_P10.101 A; 356_P10.102 A; 356_P10.103 A; 356_P10.104 A; 356_P10.106 A; 356_P10.200 A; 356_P10.201 A; 356_P10.202 A; 356_P10.203 A; 356_P10.204 A; 356_P10.205 A; 356_P10.206 A

Demolition Drawings:

356_P10.250 A; 356_P10.299 A; 356_P10.300 A; 356_P10.301 A; 356_P10.302 A; 356_P10.303 A; 356_P10.304 A; 356_P10.305 A; 356_P10.400 A; 356_P10.401 A; 356_P10.402 A; 356_P10.403 A; 356_P10.404 A; 356_P10.500 A; 356_P10.501 A

Proposed drawings

356_P20.133 C; 356_P20.134 C; 356_P20.138 C; 356_P40.200A; 356_P40.201A; 356_P40.202 A; 356_P50.001 B; 356_P50.002 B; 356_P50.003 B; 356_P50.00 B; 356_P50.005 B 356_P20.003 C; 356_P20.129 P3; 356_P20.130 P2; 356_P20.131 P3; 356_P20.132 P3 356_P20.135 P3; 356_P20.136 P2; 356_P20.137 P2 356_P20.139 P2; 356_P20.140 P2; 356_P20.142 P2; 356_P20.143 P2; 356_P30.120 P3; 356_P30.121 P3; 356_P30.122 P3; 356_P30.123 P3; 356_P40.110 P2; 356_P40.111 P2; 356_P40.112 P2; 356_P40.113 P2; 356_P20.160 P2; 356_P20.161 P2; 356_P20.162 P2; 356_P20.164 P2; 356_P20.167 P2; 356_P20.169 P2; 356_P20.170 P2; 356_P20.172 P2; 356_P30.130 P3; 356_P30.131 P3; 356_P30.132 P3; 356_P30.133 P3; 356_P40.120 P2; 356_P40.121 P2; ; 356_P20.099 P4; 356_P20.100 P4; 356_P20.101 P5; 356_P20.102 P4; 356_P20.104 P4; 356_P20.106 P3; 356_P20.107 P3; 356_P20.109 P3; 356_P20.110 P3;

356_P20.111 P3; 356_P20.112 P2; 356_P20.113 P2

Landscaping drawings

(Prefix: CHALF-AFA-DR-L-) YY-L10-100 (P7); YY-L10-101 (P10); YY-L10-112 (P6); YY-L10-001 (P2); AA-L15-112 (P4); BB-L15-106 (P4); CC-L15-109 (P4); DD-L15-110 (P3); YY-L50-100 (P2); YY-L50-101 (P3); BB-L50-106 (P3); YY-L60-001 (P5); YY-L60-003 (P6); YY-L60-004 (P5); BB-L60-005 (P4); YY-L60-006 (P4); YY-L70-001 (P3); YY-L01-001 (P2)

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

Informative(s):

1 Reason for granting approval-

As the design has progressed towards the Building Safety Regulator Application it has become apparent that various amendments are required to achieve compliance with the Building Safety Act.

In relation to the PBSA buildings, a slight enlargement to the basement footprint is proposed and the integration of a further lift to service the plant. The changes have been reflected in a BIA addendum which has been reviewed by Campbell Reith. They are satisfied that the BIA meets the requirements of the CPG subject to the satisfactory completion of a Basement Construction Plan, which at the time of writing has been submitted and is being reviewed by Campbell Reith.

At ground floor level, alterations have been required as part of the BSA to the escape route strategy from the basement. The applicant has looked into alternative options as to how this could work without the installation of a further door that would reduce ground floor active frontage; however, this has not been possible. The main entrance to the student housing block has been pushed back by around 2m to allow for fire egress. Again, alternative design solutions were explored but none were found to be feasible.

A commercial bin store has been introduced to comply with Building Regulations for commercial waste storage located within an area of former external undercroft.

Above ground alterations include internal amendments to the core to ensure a compliant fire strategy. A green wall has been omitted to ensure compliance with part B of Building Regulations in terms of combustibility of facades. BNG and UGF scores have not been negatively impacted as a result.

A reduction in accessible units has resulted from internal layout changes but the 10% target would still be achieved, retaining 26 across the scheme.

In terms of the affordable housing block, curtain walling has been added to close off the first floor lobby areas and layouts amended to ensure compliancy with the fire strategy. Minor alterations to flat layouts has resulted but the standard of accommodation would remain consistent.

Various minor amendments to the elevations include a reduced height mesh balustrade, additional height at levels 5 and 6 to allow for level access to the terraces (offset by a reduction in crown height), minor window positioning adjustments to align with amendments to internal layouts and minor elevational changes to the affordable housing block including window size and positioning, reduction in crown height and a more opaque banding of balustrade to the deck access to allow for an aluminium soffit to conceal servicing runs.

In landscaping terms, various climbers have been removed to comply with fire regulations. Additional trees and planters have been added to compensate. An area of flag pavers has been replaced with setts at ground floor level to support vehicle loading and rubber surfacing replaced with pavers for fire rating purposes. A requirement for vents at podium levels has been integrated into the landscaping and concealed with sculptural metalwork.

All changes are considered minor and justified and the overall quality and character of the approved landscaping strategy would be retained.

The amendments have been scrutinised by an Urban Design officer who is content with the design changes proposed, noting the letter of support for the changes by original Architects DSDHA who are acting in a design guardian capacity.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under ref. 2024/0479/P (dated 27/11/24). In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted under ref. 2024/0479/P (dated 27/11/24) 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



Daniel Pope
Chief Planning Officer

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