

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	13/08/2010
		N/A / attached		<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number</b>		
Aysegul Olcar-Chamberlin			2010/3902/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Site bounded by Hampstead Road, Drummond Street and Triton Square (a.k.a. North East Quadrant), Regents Place London NW1			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal</b>					
<p>Alterations to approved development (yet to be constructed) including - alterations to approved 26 storey residential block including increasing height by 830mm, changes to lobby footprint, squaring off footprint of residential tower from previously approved offset arrangement (over second floor level), reducing double lane ramp to single lane ramp on upper and lower basement floor levels, alterations to office building including increasing roof height of east wing by 1.5m, adding external columns and different style doors and openings to south elevation as non-material amendments to planning permission granted (subject to S106) on 25/03/2009 (ref: 2007/0823) for major redevelopment to provide 101 private residential units plus 70 affordable units (Class C3), 47,168sqm Class B1 office floorspace, plus retail/financial &amp; professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1 uses) at together with associated access, parking, servicing and landscaping.</p>					
<b>Recommendation:</b>		Approve Non-Material Amendment			
<b>Application Type:</b>		Non Material Amendments			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					
<b>Site Description</b>						
<p>The site (known as NEQ) stands to the north of the junction of Euston Rd/ Hampstead Rd/ Tottenham Court Rd (a.k.a. Euston Rd Underpass junction) adjacent to the Euston Tower on the commercial estate owned by the applicants known as Regent's Place. It is broadly an L-shaped site of around 1 hectare in size bounded by Drummond St, Hampstead Rd, Euston Rd and office buildings on the Regent's Place commercial estate.</p> <p>The existing buildings have already been demolished from the site.</p>						
<b>Relevant History</b>						
<p><b>2007/0823/P</b> – Planning permission was granted on 25/03/2009 (subject to S106) for the redevelopment involving demolition of remaining buildings, basements and structures and the erection of 26 storey block comprising 101 private residential units plus an 8 storey block comprising 70 affordable units (Class C3) -both blocks positioned on top of a one storey plus mezzanine level podium-; a part 16, part 11, part 9 storey block comprising 47,168sqm Class B1 office floorspace, plus retail/financial &amp; professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1) uses at ground floor, provision of basement and lower basement levels together with associated access, parking (comprising 182 parking spaces) , servicing, open areas and landscaping, alterations to and enlargement of Triton Square.</p>						
<b>Relevant policies</b>						
N/A						

## Assessment

The proposal is for some minor amendments to the private residential tower and the office building.

### The alterations to the private/market residential tower:

- Increasing height of the residential tower by 830mm: The additional height within the over scale of the building would be minimal ('de minimus') and would hardly be noticeable from the street views. In terms of residential amenities the additional height would also not raise any material amenity consideration such as loss daylight and privacy due to its relations with the windows of the closets residential property on the north side of Drummond Street (nos. 164-166 and 168-182). The additional height of the residential tower is extremely minimal and would not affect the overall architectural composition of the approved scheme or worsen the impact of the approved scheme on the residential amenities therefore it would be a non-material amendment.
- Changes to lobby footprint beneath residential tower: The lobby part of the residential tower (on first and second floor levels) would be the base of the residential tower. Although the proposed changes would increase the footprint of the lobby by approximately one and half times more than the approved base its detailing and relationship with the main body of the tower would not be significantly different from the approved scheme and would remain well within the void created by the residential tower above. The proposed changes to the lobby would not raise any material design and amenity concerns therefore it is considered to be a non-material minor amendment.
- Squaring off footprint of residential tower from previously approved offset arrangement (over second floor level): Given the offset was minimal the squaring of the residential tower would not significantly affect the appearance and architectural composition of the approved scheme and therefore it is considered to be a minor amendment (this has been discussed with the Council's Design officer).
- Reducing double lane ramp to single lane ramp on upper and lower basement floor levels: The reconfiguration would not affect the total number of approved car parking spaces though some adjustment to the parking layout adjacent to the ramps has been caused (n.b. other changes to parking layout are not subject to this application and are thus not considered or approved by this decision). The use of the single lane ramps would be controlled by traffic lights at the main entrance point to the car park and before entering to the ramp on the lower ground floor level. The Council's transport planner considered that arrangement to be satisfactory to enable safe entrance and exit of the vehicles to the car parks.
- Internal alterations: The approved scheme is for 101 private units with mixes of 17 x studio + 18 x 1 bed + 62 x 2 bed + 4 x penthouse (3 bed) in the residential tower. Although the proposed alterations would change the arrangement of the units across the floor levels that would not affect the number of units and their mixes as approved. There would be extremely minimal alterations to the floor areas of the approved units. Given the proposed units would still comply with the Council's policies and residential standards that would not have a significant impact on the approved scheme which could compromise the sizes and mixes of approved units. The revised scheme would be capable of providing 10 x 1 bed units which would be suitable for wheelchair users. Condition 20 of the original planning permission would ensure the provision of 10 private residential units to comply with wheelchair user standards. Furthermore the Lifetime Homes plans have been secured by s106 and the agent's e-mail dated 12 August 2010 confirms that the 'squared floor plate' market units shells can accommodate Lifetime Homes complaint unit layouts. Therefore it is considered that the proposed internal alterations would not have any material consequence.

### Amendment to the office buildings:

- Internal alterations including centralizing atrium on the second floor- fifth floor levels and reconfiguration of thirteen floor and ground floor plans: That would not affect the external appearance of the building and it is therefore a non-material amendment.
- Increasing the roof height of the east wing by 1.5m. The east wing is the 9 storey part of the

office building. The additional height would be less than one storey and would increase the shortest part of the office building. The additional height within the context of the office building would be minimal and would hardly be noticeable from the street views. Given the height of the proposed office building and its positioning the additional height to the east wing would not raise any material amenity considerations in terms of loss of daylight, privacy and outlook.

- Alterations to ground floor and first floor front/south elevation including external columns and different style doors and openings: That would minimally affect the appearance and would not significantly change the overall appearance of the approved scheme. Although no details of external columns and openings are submitted this could be addressed when details are submitted pursuant to compliance with condition 2 (details of elevations and sections at scale 1/20 and 1/20 and samples of all facing materials) of the original planning permission.

### **Cumulative assessment**

The implementation of proposed amendments would not raise any significant design issues or raise any material amenity and access considerations. They would also not have any material negative or significant cumulative impact on the overall appearance of the development.

### **Summary**

Grant non-material amendments.

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