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Our Ref RF  
Your Ref 2013/0685/P

Seonaid Carr  
London Borough of Camden – Development Management  
Camden Town Hall Annex  
Argyle Street  
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WC1H 8ND

2 September 2014

Dear Seonaid

## **KIDDERPORE AVENUE (REF: 2013/0685/P) - MINOR MATERIAL AMENDMENT APPLICATION**

Further to our pre-application meeting and follow-up discussions, we enclose on behalf of Barratt London (“the applicant”) a minor material amendment application (Section 73) for revisions to the approved Kidderpore Avenue redevelopment scheme (planning permission ref: 2013/0685/P).

As you will be aware planning permission was granted on 13 September 2013 for:

*“Redevelopment of the site to create 128 residential units (Class C3) including affordable housing and a community use facility (Class D1), following demolition and conversion/refurbishment of existing buildings used for student accommodation and ancillary offices (sui generis) and construction of new buildings ranging between 3 – 5 storeys in height, together with associated works to create basements, car parking, landscaping and public realm improvements”.*

Following the approval of the planning permission, Barratt London have commenced development on Phase 1 of the scheme and reviewed the detailed scheme design with the project architects, Allies & Morrison. As a result of this review, a number of minor amendments are proposed to improve the design quality and environment for residents of the scheme.

The scale and scope of the amendments have been discussed with London Borough of Camden (“LB Camden”) Planning and Design Officers (including the original Case Officer - Conor McDonagh, Design Officer - Hannah Walker and new Case Officer(s) – Peter Higginbottom and Seonaid Carr). Whilst the majority of the amendments are consider either de minimus or non-material, a number of the changes and when taken as a collective are considered (minor) material in nature.

## Scope of Section 73 Application

Accordingly we now submit a Section 73 application to amend Condition 34 (Approved Drawings) of the original planning permission (ref: 2013/0685/P) and formalise the amendments.

Those approved drawings are identified on the Drawing Schedule within the enclosed Drawing Package.

A full list of the amendments are also set out in the Schedule of Amendments within the enclosed Drawing Package. An overview of the amendments and rationale behind them is provided below.

### Refurbished Kidderpore Avenue Properties (Blocks A1, A2, B and C)

#### Relocation of Bins Stores (A&M Schedule Ref: 01.01)

Under the approved scheme the bins stores for Blocks A1, A2 and C were proposed to be located within the basement of Block D (refurbished Library). This would necessitate controlled (fob) access for the residents of Blocks A1, A2 and B into the basement of Block D and access to the store via the car park ramp. In terms of distance, safety and security this is not considered an ideal solution.

It is now therefore proposed to relocate the bin store provision for each of these blocks to discrete bin enclosures within the front garden on each, respective, block. The bins stores will be located directly behind the front garden wall and are thus not visible from the street (see elevation drawing: 809\_01\_07\_200 Rev: P3). The stores will be brick to match to the wall. Details of the walls have been submitted as part of the landscaping package (to discharge Condition 26).

#### Introduction of Hedges and Metal Gates (A&M Schedule Ref: 01.02)

It is now proposed to create a more defined property boundary to the Kidderpore Avenue properties. A brick wall and metal gates will be introduced with hedges planted in the intervals. As abovementioned, this revised detailing has been submitted as part of the landscape package (to discharge Condition 26).

#### Chiller Units and Cycle Enclosures (A&M Schedule Ref: 1.07)

Chiller enclosures servicing Blocks A – C are proposed to be relocated, within enclosures, in the communal garden strips at the rear of the properties.

At planning, the location of the chiller units had been assumed to be within Block D. Due to size constraints and for ease of maintenance servicing, the rear garden is considered a preferred location. To mitigate any acoustic impact of the chillers on residents the units will be fully enclosed and comply with the dB levels of Condition 27. Noise data for each unit confirming this position is enclosed.

It is also proposed to relocate secure cycle provision for Blocks A - C to the respective properties rear gardens. Under the approved scheme all cycle provision was proposed within the two undercroft areas (Block D and Blocks L & M). The revised location is considered to better serve the residents of each Block. Further details of cycle storage have been submitted pursuant to discharge of Condition 10.

#### Metalwork Gates (A&M Schedule Ref: 01.03)

2.4 metre tall high quality architectural metalwork gates have been introduced in the alleyways between Blocks A - C. These gates have been sensitively designed and are to be installed to provide security to the rear gardens of the properties.

#### Electric Metres (A&M Schedule Ref: 1.04)

Condition 9 of the planning permission restricts the installation of meter boxes to the external face of the buildings, without prior approval in writing from the Council.

From a secure by design perspective, the preference is to have external metres rather than necessitate the entry of utility company representatives into the private area of buildings. Accordingly for Blocks A2, B and C, where there is no internal communal area, the external installation of discrete meter boxes is proposed. These have been carefully positioned and will be located within bespoke enclosures to minimise visual appearance on the external facades (see drawing ref: 809\_01\_21\_900 for details).

#### Rear Gardens (A&M Schedule Ref: 01.06)

The Plans have been updated to regularise the private garden arrangement for Blocks A2 and B as reported in the Officer's Report to Committee. The rear private gardens to Block A2 and B serve the lower ground duplexes of the respective blocks. Whilst not having a private garden or balcony, the one upper duplex in Block A2 and two within Block B will benefit from the front garden space and access to the communal amenity space. Whilst this arrangement was reported in the Officer's Report, it was not clear on the approved plans and these have now been updated to reflect the position reported at planning (drawing ref: 809\_01\_07\_103).

#### Roof

Due to the condition of the existing roofs on Block A1 and A2, it has been necessary to remove and replace the roof. This had been agreed, in writing, with LB Camden Planning and Design Officers and this application seeks to regularise this replacement for completeness (A&M Schedule Ref: 1.13 and 1.20).

#### Rear & Side Elevations

A number of amendments are proposed to the Blocks elevations to improve the scheme design, in particular, conserving the heritage fabric. These are detailed below:

- Block A1:
  - The windows on the SE elevation are proposed to be repositioned to meet the proposed levels. The top window is proposed to be relocated as a dormer window, with the gutter level locally adjusted to suit. No amendments were proposed in the previously amended scheme (A&M Schedule Ref: 1.10).

- o Further inspection to the roof of Block A1 revealed an existing dormer window to the rear of the chimney. The existing roof plans within the original planning submission pack did not indicate the location of this dormer, only that on the side roof slope of Block A1 (drawing ref: 809\_01\_07\_109) (A&M Schedule Ref: 1.11)
  - Condition 8 of the planning permission requires detailed drawings (plan elevations and sections) of the remodelled dormer to the side slope roof of Block A1. This condition has been submitted for discharge. Given the absence of the dormer to the rear of the chimney on the approved plans it was not included for within Condition 8.
  - Notwithstanding this, as part of this pack we include detailed drawings of the reinstated dormer (ref: 809\_01\_27\_400).
- o The dormer windows (SW and NW elevations) are proposed to be amended to create the repeating dormer type. This revision is considered a more sensitive design approach, having regard to the heritage of the existing set of Arts & Crafts properties (A&M Schedule Ref: 1.15).
- o Due to the condition of a window at lower ground level this is also proposed to be replaced to match existing (A&M Schedule Ref: 1.16).
- Block A2:
  - o A series of de minimus amendments are proposed to the east and SW elevations in respect to omitting new openings (A&M Schedule Ref: 1.22 and 23) and reconfiguring a skylight (A&M Schedule Ref: 1.24).
- Block B:
  - o A narrow balcony and accompanying stairs are proposed to be introduced to the rear to enable access from ground (living space) to the rear private garden (at lower ground). Under the approved scheme the access is only at lower ground, via a bedroom (A&M Schedule Ref: 1.30).
  - o Subsequent amendments are proposed to change the ground (level 00) window to a bi-folding door to facilitate access (A&M Schedule Ref: 1.31 and .32)
- Block C:
  - o The approved scheme proposed the relocation of the main entrance to the Block's NE elevation. It is now proposed to reinstate the existing main entrance to the property (SE elevation), with resultant changes to the other elevations (A&M Schedule Ref: 1.41, .42, .43, .44). This is considered to result in a more efficient internal arrangement and result in less impact on the original building.

## Block D

### Basement

Following a structural review the Level -01 basement retaining wall is now proposed to remain as existing. The approved scheme had proposed to extend the retaining wall outwards to reflect the building line on the upper floors. (A&M Schedule Ref: 02.02)

The cycle storage has been re-arranged to provide a more efficient layout (A&M Schedule Ref: 02.01). Further details of cycle storage have been submitted pursuant to Condition 10 (pending determination).

### Roof

Two areas of green (sedum) roof were included within the approved fifth floor/ roof layout for Block D, on the area fronting the north-east (drawing ref: 809\_01\_07\_402). Having reviewed the areas it is considered that will be difficult to maintain and would be left to residents of the adjoining units (due to access restrictions). Consequently it is proposed to remove these areas of sedum roof, and instead allow for planters (A&M Schedule 02.15).

Additional PV panels are proposed to be included on the roof, increasing the Energy and Sustainability performance of the block and wider scheme (A&M Schedule Ref: 02.19).

In addition, plant equipment is now indicated in detail on the roof plan (A&M Schedule 02.14). Whilst this was proposed previously, the level of detail now indicated had not been developed at the time of planning permission.

### Elevations

The approved scheme proposed vertical louvres on the north-east elevation of Block D to protect the privacy of residents in Blocks A1, A2 and D.

Privacy screening was also proposed on the SW elevation, however, this differed in design. From a design perspective and to enable increased daylight and sunlight to enter the units on the NE elevation, it is proposed to amend the window screening treatment. The enclosed drawing ref: 809\_02\_21\_900 provides details on the screening treatments and analysis of the privacy allowed under both options. The treatment on the SW elevation is considered to retain sufficient level of privacy, whilst enabling further daylight and sunlight into the rooms.

### Entrances

A pedestrian entrance has been introduced on the SW elevation (A&M Schedule 02.16). Under the approved scheme entrance to the Block was via the car park entrance and there was no separate access for pedestrians. The revised arrangement is considered to create a safer, secure access arrangement for residents and their visitors.

Balconies (A&M Schedule 02.04, 02.05)

It has been noted that balconies belonging to the 04 floor units fronting the NW and SW elevations are missing on the approved elevation drawing (ref: 809\_01\_07\_403). This was an error with balconies included on the plans and on each of the lower floors of the elevation drawing. The missing balconies have now also been included on the elevation drawing to regularise this position (A&M Schedule 02.05).

In addition, it is proposed that lower level balconies on the NW and SE elevations will have clear glazed balustrades instead of part screening with perforated metal panels (on NW elevation) and full screening (on SW elevation) (A&M Schedule 02.04). This is not considered to have any impact on the amenity of the balconies nor the properties they overlook.

### Other

In order to improve the scheme design a number of further, de minimus, amendments are also being pursued and have been included for completeness (these are detailed in the schedule).

### **Finchley Road**

#### Gates

For security gates have been introduced between Blocks G and H and H and J. These gates are in line with the building line and are at circa. 2.4 metres in height.

As a consequence, the gates further back have been removed (A&M Schedule Reference: 4.10)

#### Elevation Changes

Metal roof elements to the rear elevation of Block F are proposed to be omitted and instead masonry continued up to the parapet line. This amendment is required to regularise the elevation and bring it in keeping with the remainder of the rear elevations along Finchley Road in the consented scheme.

Minor changes to side and SW elevation window locations and sizes are proposed due to the building layout (A&M Schedule Reference: 4.11 and 4.12).

To comply with Building Regulations in respect to drainage, discrete downpipes have been installed to drain the balconies. In other instances, where no longer required downpipes have been omitted (A&M Schedule Reference: 4.05 and 4.08). These amendments are considered de minimus.

#### Rear Walkway

The approved landscaping scheme proposed for the pathway to the rear of Blocks G, H and J to be composed of brick paving (drawing ref: D0159\_004\_B). It is now proposed for this pathway to comprise a lighter touch, timber walkway. The walkway will continue to meet DDA regulations, however, will now allow for the landscaping to run underneath (A&M Schedule Ref: 04.02).

#### Block H

As you will be aware a non-material amendment application was submitted on 25<sup>th</sup> July in respect to revisions to Block H (ref: 2014/4867). For completeness, those amendments are also indicated on the S.73 planning application drawings (A&M Schedule Ref: 04.06 and 4.33).

## **Kidderpore Walk**

### Block E Bin Store (A&M Ref: 00.01)

A bin store to serve Block E (Hampstead School of Art) has been introduced between Block D and Block A1, along Kidderpore Walk, in order to satisfy Camden Waste Guidance. There is insufficient space within Block E itself to meet the Camden waste requirements, without compromising the NIA floorspace required by Hampstead School of Art. The store is thus proposed outside, in a discrete location, and within a sympathetically designed enclosure.

### Steps (A&M Ref: 00.02)

The steps to Kidderpore Walk from Finchley Road, adjacent to Block F, has been set-back further from the street. The stepped access arrangement will otherwise remain as per the approved scheme.

### Disabled Parking Bay (A&M Ref: 00.06)

The two disabled parking bays to the south of Block E have been relocated so as to avoid the tree protection zone of retained T30. Alternative parking is proposed within Block D.

## **Removal of Trees (T64 and T65)**

The approved landscaping plan retains Trees T64 and T65; both of which are Category C1 trees. Further investigation and design development has resulted in the need to remove these trees, which has been agreed on a site visit with Camden Planning (Peter Higginbottom).

The location of T64, on Kidderpore Avenue, obstructs the entrance arrangement and proposed new bin store to Block B. Unless it is removed, the symmetry and view of the bay would be compromised. The approved landscaping scheme (drawing ref: D0159 005 B) already proposes the planting of two, relatively mature trees to be planted along Kidderpore Avenue, either side of T64 to improve the streetscape and vegetation. It is therefore considered a further replacement tree to replace T64 is not required.

T65 is located to the rear of Block D. Removal of the tree is required as the tree is almost abutting the rear brickwork of Block D. It is not possible to strip back Block D without removing T65. Barratt London visited the site with Peter Higginbottom (of LB Camden) who assessed that, given the already dense vegetation coverage between the rear of Block D and the adjacent Westfield development and the limited scope for replanting within Barratt's site boundary, no replacement tree would be required.

## **Summary**

The proposed amendments to the approved scheme will improve the design quality and environment for residents of the scheme, as well as ensuring its deliverability. Whilst the majority of amendments are considered either de minimis or non-material, we recognised that a number of the changes, and when taken as a collective, are considered (minor) material in nature. Accordingly this Section 73 application seeks for the amendments to be regularised through the minor material amendment route.

We have uploaded via the planning portal (Ref: PP-03617112) the following application requirements:

- Application Form for Section 73;
- Copy of this Covering Letter detailing scope of application;
- A&M drawing packs (broken down into 5 MB part), including:
  - Copy of drawings approved under permission ref: P/2013/0685;
  - Schedule of Amendments;
  - Drawing schedule;
  - Revised drawings to supercede approved, with amendments illustrated.

Accompanying this hard copy submission is a cheque for £195 to cover the Section 73 application fee.

I trust that the electronic and enclosed submission are in order and look forward to receiving confirmation that the application has been validated. If you have any queries please do not hesitate to contact me on 020 7182 2781.

Yours sincerely,



**RACHEL FERGUSON**  
**SENIOR PLANNER**

Cc' Mark Watson – Barratt London