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18<sup>th</sup> March 2015

## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION (2013/4678/P)**

### **ABBEY CO-OP HOUSING SITES AT CASTERBRIDGE SNOWMAN EMMINSTER & HINSTOCK AND ABBEY CO-OP COMMUNITY CENTRE AND BELSIZE ROAD CAR-PARK, ABBEY ROAD, LONDON, NW6 4DP**

Dear Michael,

On behalf of London Borough of Camden Housing and Adult Social Care ('the applicant'), please find enclosed an application under s96A of the Town and Country Planning Act 1990, for a Non Material Amendment (NMA) to the above Planning Permission granted on 16 May 2014 (LPA ref: 2013/4678/P). This application seeks to amend the wording of Condition 31 part (a), to slightly increase the maximum GEA of the market housing floorspace.

Condition 31 of application (LPA ref: 2013/4678/P) currently states:

■ *Outline : Quantum of housing*

*Phase 3 of the development constructed and used pursuant to this permission shall provide when completed:*

- a) *no more than 52 residential units within a maximum of 5385sqm GEA (but not including basement car parking space) of market housing floorspace;*
- b) *(b) a minimum of 4610sqm gross external area of affordable housing floorspace;*

*No more than 50% of market housing within the phase shall be occupied until such time as the full extent of the affordable housing within the phase has been practically completed and made available for occupation.*

*Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.*

The proposed amendment would require a minor alteration to part a) of Condition 31. The amendment would require part a) to read as follows:

- (a) no more than 52 residential units within a maximum of **5,632.8 sqm** GEA (but not including basement car parking space) of market housing floorspace;*

The proposed amendment is a result of further development to the flat layouts in Phase 3 from outline (2013/4678/P) to detailed design in preparation of the forthcoming Reserved Matters application. The revised design is a result of creating more efficient flat layouts in accordance with client and end user requirements.

The proposed amendment has increased both the affordable and private floorspace proportionally, thus the amendment does not incur a change in the ratio of affordable to private accommodation (Table 1). In summary the approved ratio of affordable to private was 46%:54% respectively which remains unchanged with the proposed amendments.

**Table1: Comparison between consented scheme and proposed amendments**

	GEA (Sqm)		Total	GIA (Sqm)		Total
	Affordable	Market		Affordable	Market	
<b>Approved</b>	4610 (46%)	5360 (54%)	9970	4148 (46%)	4824 (54%)	8972
<b>Proposed</b>	4771.4 (46%)	5627.4 (54%)	10398.8	4363 (46%)	5101.2 (54%)	9464.2

The alteration to Condition 31 reflects the minor increase in floorspace across the Phase 3 development. There is no requirement to alter the floorspace figures for the affordable housing as the condition states a minimum area as opposed to maximum. Given the proposed alterations do not result in a change to the approved ratio of affordable to private residential accommodation we therefore consider this amendment to be non-material.

The original outline permission granted (2013/4678/P) consent for 5,360sqm of market floorspace, the iterative design process has increased the floorspace to 5,627.4sqm which is an increase of 267.4sq m, approximately 0.9% increase to the overall development area (30,034.4sqm GEA). We consider 0.9% of the overall development is therefore deemed to be de-minimis.

#### Mayoral CIL

In accordance with the Community Infrastructure Levy Regulations (as amended), s96A Non Material Amendments are not liable for CIL payments on the previously approved floor space.

Accordingly in addition to this covering letter the application comprises:

- Completed application form (dated 18.03.2015)
- Payment of £195 which has been arranged via. Internal transfer

We trust that you find the attached application to be in order but should you require clarification of any element or any additional information then please do not hesitate to contact either Amy Lee (020 7182 2791) or Laura Morris (020 3214 1896).

Yours faithfully,



**LAURA MORRIS**  
**ASSISTANT PLANNER**