

Miss Laura Morris
CBRE Ltd
Henrietta House
8 Henrietta Place
London
W1G 0NBApplication Ref: **2015/1636/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

8 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

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

Proposal: Amendment to Condition 31, part (a) of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) granted on 16/05/14 to increase the maximum gross external area (GEA) of the market housing floorspace approved (excluding the basement car parking space) from 5,385sq.m GEA to 5,632.8sq.m GEA.

Drawing Nos: Letter from CBRE dated 18th March 2015

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 31 of the planning permission granted on 16/05/14 under reference number 2013/4678/P shall be replaced by the following condition:

REPLACEMENT CONDITION 31

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 5,632.8sq.m GEA (but not including basement car parking space) of market housing floorspace;

(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 Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 Condition 31, part (a) of planning permission 2013/4678/P (for comprehensive phased redevelopment of site), granted on 16/05/14, relates to the 'Outline: Quantum of housing' of Phase 3 of the development and requires that no more than 52 residential units within a maximum of 5,385sq.m GEA (but not including basement car parking space) of market housing floorspace be provided when this phase is completed.

The application seeks to amend Condition 31, part (a) of planning permission 2013/4678/P to increase the maximum gross external area (GEA) of the market housing floorspace approved (excluding the basement car parking space) from 5,385sq.m GEA to 5,632.8sq.m GEA.

The amendment proposed 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 to be submitted. The revised design seeks to create more efficient flat layouts for further occupiers of the development.

The proposed amendment would increase both the affordable and private floorspace proportionally and would not result in a change in the ratio of affordable to private accommodation already agreed. The approved ratio of affordable to private was 46%:54% respectively which remains unchanged with the proposed amendments.

The alteration to Condition 31 proposed reflects a 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, the amendment is therefore considered 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. Resulting in a 0.9% increase to the overall development area (30,034.4sq.m GEA), the proposed amendments are deemed to be de-minimis.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 16/05/2014 under reference 2013/4678/P. In the context of the permitted scheme, it is considered that the amendments would not have any further impact on the building, street scene and surrounding area or on nearby occupiers.

The proposed amendments are non-material and the development would 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.

- 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 on 16/05/14 under reference 2013/4678/P and is bound by all the conditions and obligations 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



Ed Watson
Director of Culture & Environment

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