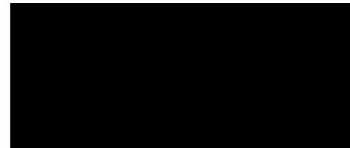




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09 September 2015

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 74 to account for the relocation of some of the existing off street parking of Phase 2 in the basement of Phase 3.

Condition 74 (LPA ref: 2013/4678/P) currently states:

The development shall be constructed in such as manner as to provide no more than the following basement parking spaces:

- Residential: 1 non-disabled space per 5 completed dwellings to a maximum ratio of 0.2 spaces per dwelling.
- Residential: 1 disabled space per 10 completed dwellings to a maximum of 26 spaces.
- Class D1 Healthcare uses: No more than 5 spaces shall be provided at any time following occupation of the relevant healthcare facility in phase 2 of the development.
- Commercial units (use classes A1-A5 and B1): No parking spaces shall be provided at any time within the development.
- Class D1 Community Uses: No more than 3 spaces shall be provided at any time following occupation of the relevant community facility in phase 2 of the development.
- Spaces provided under the above allocation shall not be made available to anyone in connection with any purpose other than their assigned use.



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- The Community Centre spaces shall be used only in connection with the operation and staffing of the Centre and not by general visitors.
- No fewer than 20% of all basement car parking spaces shall be provided as active electric car charging points and no fewer than a further 20% shall be provided with the necessary cables and power supply to support future provision.
- Off-street surface level residential parking shall not exceed the existing provision of 34 spaces within phase 2.

Reason: In order to ensure that the development contributes to sustainable transport aims in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

We propose to amend the wording as set out below, with changes highlighted in red to reflect the enlargement of the basement in Phase 3 (approved under ref: 2015/1501/P) and the redesign of the existing parking lot of Phase 2 which currently accommodates 34 spaces. The redesign results in an additional 15 spaces located in the basement of Phase 3 with the remaining 19 spaces retained within Phase 2 boundaries.

Amended Wording to Condition 74:

The development shall be constructed in such a manner as to provide no more than the following basement parking spaces:

- Residential: 1 non-disabled space per 5 completed new dwellings to a maximum ratio of 0.2 spaces per dwelling.
- Residential: 1 disabled space per 10 completed dwellings to a maximum of 26 spaces.
- Class D1 Healthcare uses: No more than 5 spaces shall be provided at any time following occupation of the relevant healthcare facility in phase 2 of the development.
- Commercial units (use classes A1-A5 and B1): No parking spaces shall be provided at any time within the development.
- Class D1 Community Uses: No more than 3 spaces shall be provided at any time following occupation of the relevant community facility in phase 2 of the development.
- Spaces provided under the above allocation shall not be made available to anyone in connection with any purpose other than their assigned use.
- The Community Centre spaces shall be used only in connection with the operation and staffing of the Centre and not by general visitors.
- No fewer than 20% of all basement car parking spaces shall be provided as active electric car charging points and no fewer than a further 20% shall be provided with the necessary cables and power supply to support future provision.
- Off-street surface level residential parking shall not exceed 19 spaces within phase 2 and 15 paces in phase 3 basement with the total not exceeding 34 spaces.

Reason: In order to ensure that the development contributes to sustainable transport aims in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

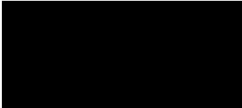
Accordingly in addition to this covering letter the application comprises:

- Completed application form (dated 09/09/2015)



We trust that you find the attached application to be in order (submitted via planning portal ref: PP-04067505) 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