

Natalie Davies
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AYApplication Ref: **2015/4330/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

1 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Site at Hawley Wharf
Land bounded by Chalk Farm Road
Castlehaven Road
Hawley Road
Kentish Town Road and Regents Canal
London
NW1**

Proposal: Area A alterations to staircase design facing arches, additional roof plant and increase in Building A2 height by 350mm due to oil pipe running under site, Area B increase of parapet height of 300mm to accommodate roof top plant, removal of ramp into Building W and removal and replacement of trees and Area C internal alterations to layout of residential units Building C1 & C2, internal basement layout alterations, internal layout alterations of building C2 resulting from UKPN sub station and oil tank, new roof plant, refinements to central loading bay in Building C2 and relocation of cinema entrance along Castlehaven Road in Building C1 granted under reference 2012/4628/P dated 23/01/13.

Drawing Nos: Superseded plans:

12001_A (0) 200, 12001_A (0) 099, 12001 A (00) 100, 12001 A (00) 101, 12001 A (00)
105, 12001 B (00) 200, 12001 B (00) 201, 12001 B (00) 100, 12001 B (00) 101, 12001 B
(00) 102, 12001 B (00) 103, 12001 B (00) 104, 12001 B (00) 105, 12001 B (00) 109,
12001 C (00) 200, 12001 C (00) 201, 12001 C (00) 202, 12001 C (00) 098, 12001 C (00)

099, 12001 C (00) 100, 12001 C (00) 101, 12001 C (00) 102, 12001 C (00) 103, 12001 C (00) 104, 12001 C (00) 105, 12001 C (00) 106, 12001 C (00) 107, 12001 C (00) 108, 12001 C (00) 109, 12001 C (00) 110, 12001 C (00) 111, 12001 MP (00) 205, 12001 MP (00) 206, 12001 MP 207, 12001 MP (00) 208, 12001 MP (00) 209, D1807 L.101, D1807 L.101.

Revised and additional plans/documents:

12001_B (00) 200, 14045 AX_(00)_2050 T02, 14045 AX_(00)_1181, 14045 AX_(00) 1191, 14045 AX_(00)_1201, 14045 AX_(00)1241, 12001 B_(00)_200 P01, 12001 B_(00)_201 P01, 12001 B_(00)_100 P02, 12001 WP_(00)_1210, 12001 WP_(00)_1220, 12001 WP_(00)_1230, 12001 WP_(00)_ 1240, 12001 WP_(00)_1250, 12001 WP_(00)_1290, 12001 CP_(00)_2000, 12001 CP_(00)_2010, 12001 CP_(00)_2020, 12001 CP_(00)_0098, 12001 CP_(00)_0099, 12001 CP_(00)_0100, 12001 CP_(00))0101, 12001 CP_(00)_0102, 12001 CP_(00)_0103, 12001 CP_(00)_0104, 12001 CP_(00)_0105, 12001 CP_(00)_0106, 12001 CP_(00)_0107, 12001 C_(00)_0108, 12001 CP_(00)_0109, 12001 CP_(00)_0110, 12001 CP_(00)_0111, 14045 MP (00) 205A, 14045 MP (00) 206A, 14045 MP 207, 14045 MP (00) 208, 14045 MP (00) 209, D1807 L101 D, D1807 L.101D and Internal Daylight and Sunlight Report (gia) January 23, 2015.

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

Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 65

For the purposes of future clarify, should any subsequent application be submitted which seeks to vary condition 65 (approved plans - Masterplan) of planning permission 2012/4628/P dated 23/01/2013, the approved plans (following this non-material amendment decision) would comprise:

12001_MP_(00)_001; 12001_MP_(00)_002; 12001_MP_(00)_100;
12001_MP_(00)_101; 12001_MP_(00)_102 rev A; 12001_MP_(00)_103;
12001_MP_(00)_104; 12001_MP_(00)_105; 12001_MP_(00)_110;
12001_MP_(00)_200 rev A; 12001_MP_(00)_201 rev A; 12001_MP_(00)_202 rev A;
12001_MP_(00)_203 rev A; 12001_MP_(00)_204 rev A; 14045 MP (00) 205A,
14045 MP (00) 206A, 14045 MP 207, 14045 MP (00) 208, 14045 MP (00) 209,
D1807 L101 D, 12001_MP_(00)_210; 12001_MP_(00)_300; 12001_MP_(00)_301;
12001_MP_(00)_302 rev A. Area A: 14045 AX_(00)_2050 T02, 14045
AX_(00)_1181, 14045 AX_(00) 1191; 12001_A_(00)_102; 12001_A_(00)_103 rev
A; 12001_A_(00)_104; 14045 AX_(00)_1201, 12001_B (00) 200;
12001_A_(00)_210; 12001_A_(00)_211; 12001_A_(00)_212 rev A;
12001_A_(00)_221 rev A; 12001_A_(00)_222 rev A; 12001_A_(00)_230;
12001_A_(00)_231; 12001_A_(00)_300, D1807 L.101.

Reason: For the avoidance of doubt and in the interests of proper planning.

2 REPLACEMENT CONDITION 66

For the purposes of future clarify, should any subsequent application be submitted which seeks to vary condition 66 (approved plans - Area B) of planning permission 2012/4628/P dated 23/01/2013, the approved plans (following this non-material amendment decision) would comprise:

12001 B_(00)_100 P02, 12001 WP_(00)_1210, 12001 WP_(00)_1220, 12001 WP_(00)_1230, 12001 WP_(00)_1240, 12001 WP_(00)_1250; 12001_B_(00)_106; 12001_B_(00)_107; 12001_B_(00)_108; , 12001 WP_(00)_1290; 14045 AX_(00)1241,; 12001 B_(00)_200 P01; 12001_B_(00)_230.

Area C: 12001 CP_(00)_0098, 12001 CP_(00)_0099, 12001 CP_(00)_0100, 12001 CP_(00)_0101, 12001 CP_(00)_0102, 12001 CP_(00)_0103, 12001 CP_(00)_0104, 12001 CP_(00)_0105, 12001 CP_(00)_0106, 12001 CP_(00)_0107, 12001 C_(00)_0108, 12001 CP_(00)_0109, 12001 CP_(00)_0110, 12001 CP_(00)_0111, 12001_C_(00)_200; 12001_C_(00)_201 rev A;; 12001_C_(00)_202; 12001_C_(00)_220; 12001_C_(00)_221; 12001_C_(00)_222; 12001_C_(00)_223; 12001_C_(00)_300.

Area D: 12001_D_(00)_099; 12001_D_(00)_100; 12001_D_(00)_101; 12001_D_(00)_102; 12001_D_(00)_103; 12001_D_(00)_104; 12001_D_(00)_105; 12001_D_(00)_106; 12001_D_(00)_200 rev A; 12001_D_(00)_220; 12001_D_(00)_300

Demolition: 12001_MP_12_001; 12001_MP_12_099; 12001_MP_12_100; 12001_MP_12_101; 12001_MP_12_102; 12001_MP_12_103; 12001_MP_12_110; 12001_MP_12_111; 12001_MP_12_112; 12001_MP_12_113; 12001_MP_12_114; , 12001 CP_(00)_2000, 12001 CP_(00)_2010, 12001 CP_(00)_2020; 12001_MP_12_300; 12001_MP_12_301; 12001_MP_12_302.

Reason: For the avoidance of doubt and in the interests of proper planning.

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 Reason for granting non-material amendments:

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 23/01/2013 under reference number 2012/4628/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact for nearby occupiers.

The amendments relate to areas A, B and C of the Hawley Wharf masterplan and the viaduct arches.

The non-material amendments include increases in height by 350mm (Building A2) and 300mm (Area B) to accommodate plant, which are not considered material given the scale of the scheme as a whole. Furthermore, it is considered that these increases in height would not affect any neighbouring residential properties given there are none located nearby and given the modest scale of the increase.

The non-material amendments include the increases in height referred to above (related to plant and lift over-runs), alterations to staircases and bridges, louvres, location and size of apertures and materials. Given the minor nature of these amendments and given the scale of the proposal, none of these changes would

materially affect the appearance of the proposal. The materials to be amended relate to the balconies and would not significantly alter the appearance of the proposal. Furthermore, materials are controlled via condition.

The internal alterations are not considered to materially affect the proposed land uses or the layout and function of the site as a whole given these generally consist of relocation and reorientation and involve no material changes in floorspace. The internal alterations will not compromise the high standard of accommodation for future occupiers. The amendments do not reduce accessibility across the site.

With regards to trees, 1 of the approved trees would be relocated. 2 trees between the viaduct and the canal would be replaced by 1 larger tree to allow UKPRN access. The loss of this one tree would not materially affect the appearance of the scheme given that there would still be a number of trees planted across the site as a whole.

All other alterations are considered to be relatively minor within the context of the overall original scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 23/01/2013 under reference number 2012/4628/P and is bound by all the conditions 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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