

Miss Laura Morris  
CBRE Ltd  
Henrietta House  
8 Henrietta Place  
London  
W1G 0NBApplication Ref: **2015/5147/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

10 November 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 wording of Condition 74 of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) dated 16/05/14 to confirm that off-street surface level residential parking shall not exceed 19 spaces within phase 2 and 15 spaces in phase 3 basement with the total not exceeding 34 spaces.

Drawing Nos: CBRE Covering Letter dated 09/09/2015.

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

Condition 74 of planning permission granted on 16/05/14 under reference number 2013/4678/P shall be replaced by the following condition:

**REPLACEMENT 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 spaces 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.

Informative(s):

- 1 This application seeks an amendment to the wording of Condition 74 of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) dated 16/05/14 to confirm that off-street surface level residential parking shall not exceed 19 spaces within phase 2 and 15 spaces in phase 3 basement with the total not exceeding 34 spaces.

The amendments do not alter the development significantly from what was described within planning permission 2013/4678/P and do not conflict with any conditions of the permission. Furthermore, the amendments do not change the use nor do they introduce a new use within the development. There is no increase in overall floorspace within the proposed development.

The proposed amendments would not result in any increase to the overall bulk and massing that would raise amenity or townscape impacts. The alterations proposed would not increase the impact of the development on neighbouring occupiers by

way of overlooking, loss of light, sense of enclosure or noise.

No objection has been raised by the Council's Transportation Section to the proposal. 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 proposed amendments are de-minimis and constitute a non-material amendment to the development. The amendments raise no land use issues, significant townscape, amenity, transport or environmental impacts.

- 2 You are advised that this decision relates only to the changes 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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