

192 Haverstock Hill, London NW3

Application for removal or variation of a condition following grant of planning permission

For Camden Council

March 2016

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1.0 Introduction

1.1 Executive Summary

Squire and Partners have been appointed by Shasha Traders Ltd (The Applicant) to prepare a Section 73 Minor Material Amendment (MMA) application in relation to the extant planning consent 2014/6672/P, which was an amendment itself of application 2012/5391/P.

The site is located at 192 Haverstock Hill, in Belsize Park, London Borough of Camden. It is situated adjacent to Belsize Park London Underground station, which is served by the Northern Line.

The area is predominately residential however the site is located in Belsize Park's shopping area which has retail frontages at ground floor with residential apartments above. Therefore a ground floor retail unit with residential above has been deemed an appropriate use for the site under the current approval.

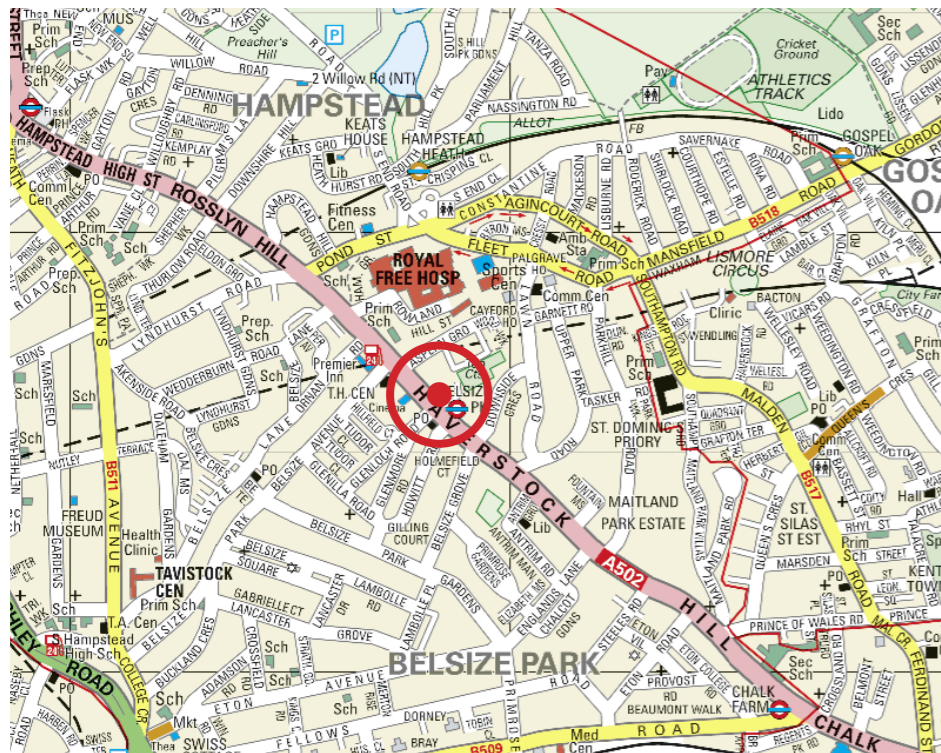
The previous use on the site was a single storey flower shop, latterly a toy shop, with pitched roof which was destroyed by a fire in June 2014. Since then the building was demolished and the site has sat vacant.

The amendment to the extant consent proposes to alter the height of the ground floor to satisfy the requirements of the retail tenant, Sainsbury's Local, by 400mm. The height of the first floor will also increase by 695mm to achieve appropriate ceiling heights to meet the GLA's minimum space standards providing an overall increase of 1200mm to the building.

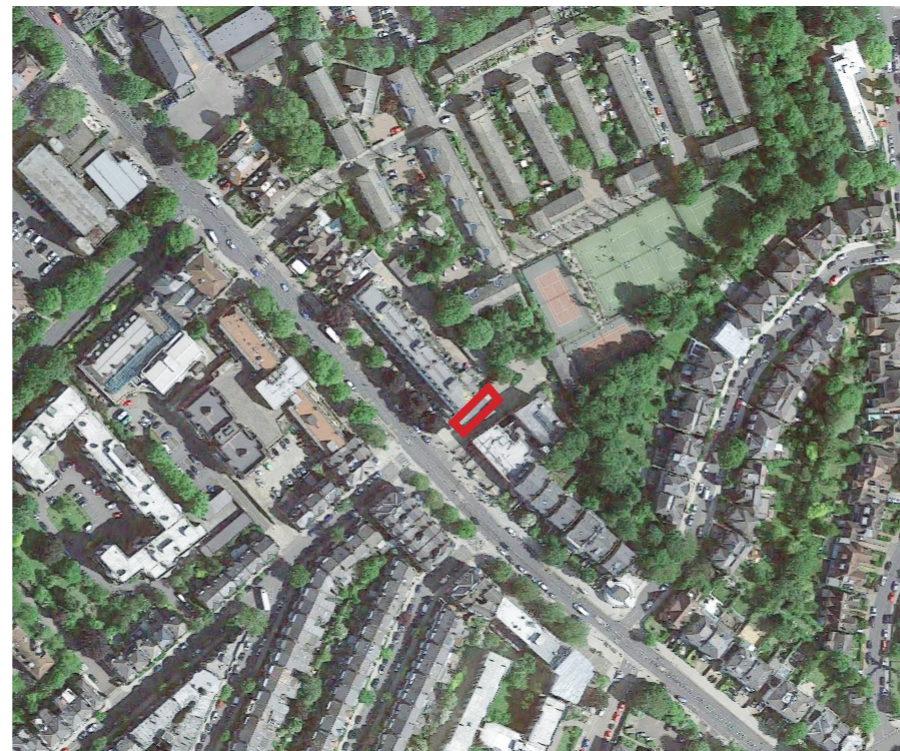
The amendment also looks to alter the location of the residential entrance from the side access road onto Haverstock Hill and also amend the material of the ground floor from Stamped Concrete to a sandstone slip cladding, which is a higher quality material.

The upper floors are retained as per the consent with precast reconstituted stone cladding and bronze, anodised aluminium panels, although the fins are removed.

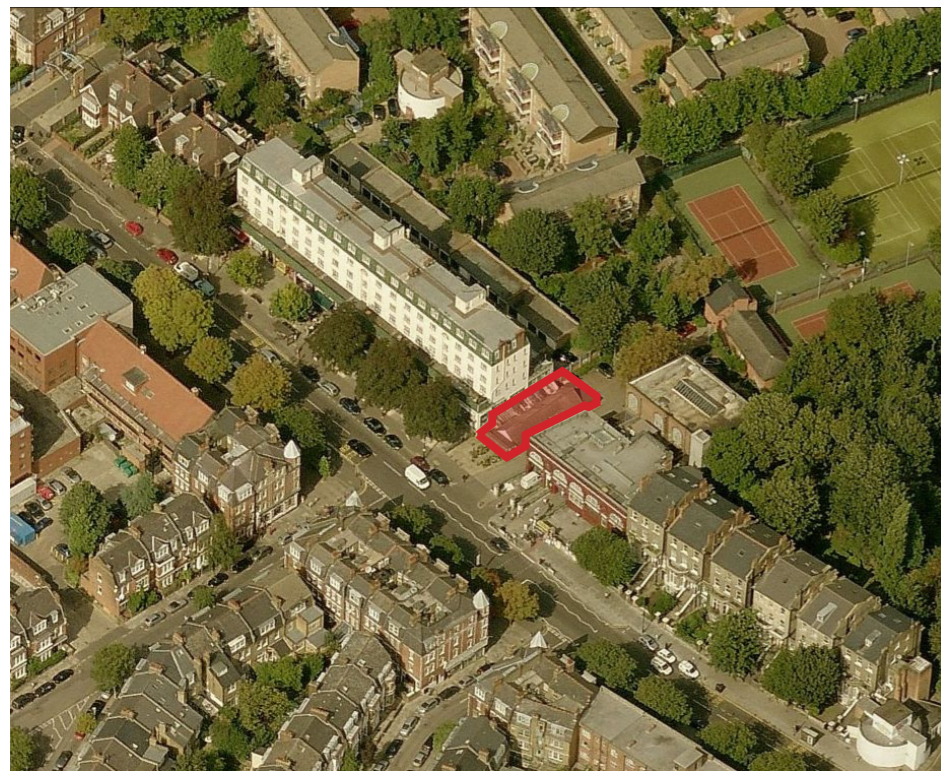
This document summarises the amendments and sets out the reasons for doing so. The document should be read in conjunction with the previous applications and other documentation submitted in support of this application.



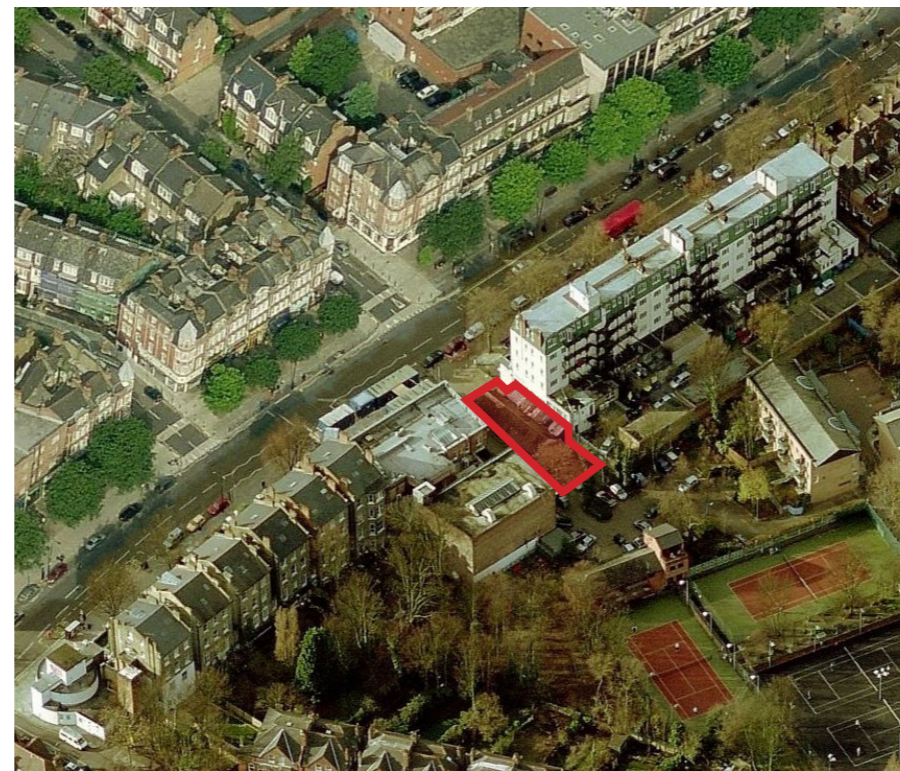
1.1 Location Map



1.2 Aerial Plan



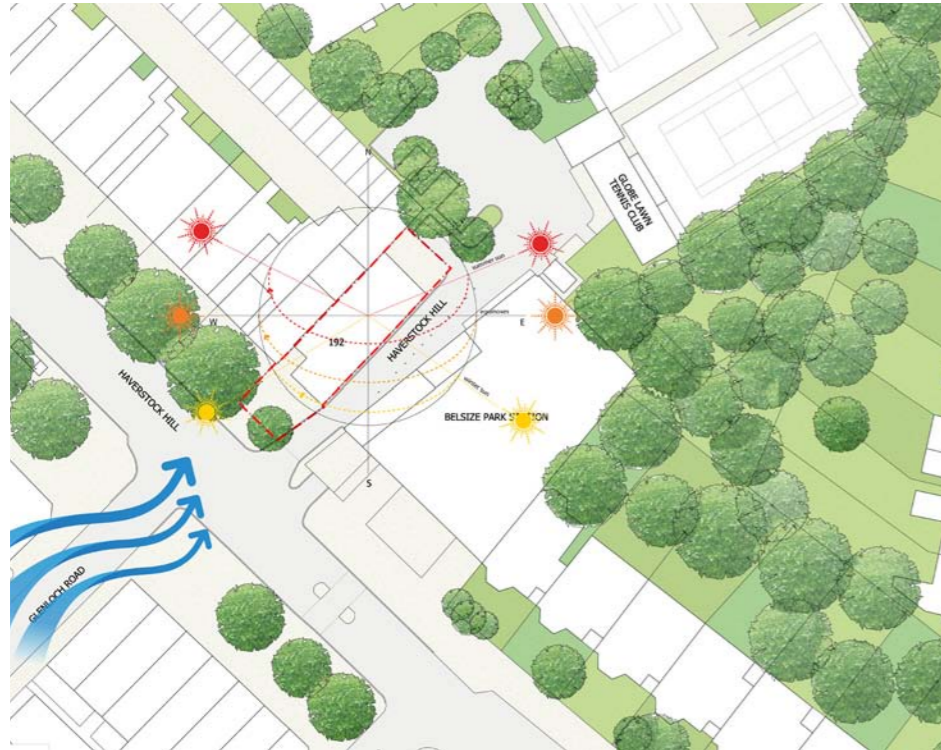
1.3 Birds Eye looking North



1.4 Birds Eye looking West



1.500 Site Plan



2.1 Sun and Wind Path

--- SITE BOUNDARY
 --- PREVAILING WIND



2.2 Noise

--- SITE BOUNDARY
 - - - - - NOISE



2.3 Access & Refuse

--- SITE BOUNDARY
 - - - - - VEHICLE ACCESS
 - - - - - PEDESTRIAN ACCESS
 ■ REFUSE TRUCK LOADING AREA



2.4 Transport

--- SITE BOUNDARY
 - - - - - BUS ROUTE

2.0 Site Analysis

2.1 Sun & Wind Path

The Haverstock Hill elevation of the site is orientated south-west. This means sun rise will be on the side, south east elevation and set behind the 194 Haverstock Hill building.

Prevailing wind is south west and will be directly onto the front elevation on Haverstock Hill.

2.2 Noise

The site fronts directly onto Haverstock Hill which is a main thoroughfare with busy traffic including bus routes, trucks and lorries. The side access road is quiet with no through route and only provides in-frequent access at slow speeds, to the Tennis club and occasionally access for refuse vehicles.

2.3 Access

The site is accessed from Haverstock Hill. There is frequent pedestrian access to the Globe Lawn Tennis Club at the rear of the site as well as vehicular access to private off-street parking. Access by foot is directly from Haverstock Hill. There is a Pelican Crossing opposite Belsize Park Station approximately 30m away to access the other side of Haverstock Hill, a busy road.

2.4 Refuse

Refuse will be collected for the residential at the rear of the site with direct access into the refuse cupboard via a locksafe key. Refuse trucks will enter the side access road as per the existing arrangement and turn around in the car park and exit in forward gear.

Retail refuse will be collected via Haverstock Hill by a privately managed refuse company at an arranged time and agreed with the council.

2.5 Transport

The site is situated directly adjacent to Belsize Park underground station. This station is served by the Northern line, which connects the site to central London in 20 minutes and King's Cross St Pancras in 10 minutes.

There are also two bus stops a short walk from the site served by three bus lines: 168, C11 and N5. The lines connect Edgware to Whitehall via Trafalgar Square.

3.0 Summary of Amendments

3.1 Amendments to Footprint

- At ground floor building has been extended to the boundary on south-east side elevation.
- Width of upper block (2nd to 5th floors) increased by 585mm approx. towards 194 Haverstock Hill.
- Position and size of core amended.

3.2 Amendments to Height and Massing

- Ground floor and first floor podium height increased by 1095mm. This is to allow for 3500mm floor to ceiling in the retail unit at ground floor and contain the roof buildup at first floor.
- Main building height increased by 105mm to also contain roof buildup.
- Lift overrun additional 250mm unpercievable from ground floor. Consent has additional 1080mm overrun.
- The overall height of the building is increased by 1200mm (from AOD 84.880 to AOD 86.080).

3.3 Layout

Retail:

- Retail unit tenant is Sainsbury's Local. Layout developed with their architects.
- Access via Haverstock Hill.
- Basement storage and staff facilities.

Residential:

- Residential entrance moved from side access road to Haverstock Hill into recess with security gate.
- Refuse store at ground floor, to the rear of the building (as consented). Refuse truck to collect in side access road as per current situation.
- Residential cycle store located in basement.
- Proposed unit mix (Amendment in Red):

	Consented	Proposed
1st Floor	1X Studio, 1X 1b2p	1X Studio, 1X 1b2p
2nd Floor	1X 2b4p	1X 2b4p
3rd Floor	1X 2b4p	1X 2b4p
4th Floor	1X 3b4p	1X 2b4p