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Ms Kate Phillips
London Borough of Camden
Planning Department
Camden Town Hall
Judd Street,
London WC1H 9JE

14 March 2016

Our Reference: 583-15

Dear Ms Phillips,

192 HAVERSTOCK HILL, CAMDEN NW3 2AJ
MINOR-MATERIAL AMENDMENT (YOUR REF: 2014/6672/P)
PLANNING PORTAL REFERENCE: PP-04903474

I write further to our correspondence on the above site. I am pleased to advise that we have today submitted via the Planning Portal, a request for minor material amendments to extant consent 2014/6672/P, by way of a s.73 application.

As discussed, the minor changes sought come from essential changes required to accommodate the identified end user of the approved retail space, namely Sainsbury's Local. The changes, principally involve the ground and basement levels, but do also have implications for the upper floors as we previously discussed.

A detailed schedule of the changes sought is included within the enclosed document produced by Squire and Partners, the project architects. This document also includes a copy of the approved planning drawings sought to be replaced, together with a set of the revised drawings. We provide a summary of the changes below;

- The retail unit tenant is Sainsbury's Local. The revised layout has been developed with their architects;
- The main customer access onto Haverstock Hill is improved;
- Basement storage and staff facilities illustrated;
- The ground floor and first floor podium height is increased by 1m (approx). This is to allow for 3.5m floor to ceiling height in the retail unit at ground floor, which is essential to Sainsbury's, and to contain the roof buildup at first floor.

The amendments to incorporate Sainsbury's results in the following implications for the rest of the building;

- The residential entrance is moved from the side access road onto Haverstock Hill. This is considered to improve the legibility of the residential element of the building. Accordingly, the ground floor retail element shifts to the boundary on south-east side elevation;
- The refuse store at ground floor remains at the rear of the building (as consented) but shifts slightly to the south;
- The residential cycle store is relocated in the basement, accessed via a designated lift;
- The core within the building shifts, resulting in the 3b/4p unit at 4th floor (as approved) reducing to a 2b/4p unit. Despite the reduction of 1 bedroom, the occupancy of the flat remains unchanged. The revised flat complies with Mayoral internal space standards;
- The size of the core is amended; the size is increased to comply with latest Building Regs requirements;
- The width of the upper block (2nd to 5th floors) increases by 500mm (approx) towards 194 Haverstock Hill. This is partly due to the need to create thicker external walls to meet U-values (sustainability) whilst maintaining compliance with GLA's minimum design standards internally;
- The overall height of the building is increased by 1200mm. This is partly due to an increase in height required at first floor; it was noted that part of this floor (as approved) failed to comply with GLA min space standards. The increase is considered modest and has a negligible impact on the appearance of the building in its setting given the significant set-back of the upper floors.
- The lift overrun requires an additional 250mm. The location of the overrun would render this change imperceptible from normal vantage points.

The above changes result in only the following approved drawings being affected;

1. 0312/HH/111C Approved Ground Floor Plan
2. 0312/HH/110C Approved Basement Level Plan
3. 0312/HH/112B Approved First Floor Plan
4. 0312/HH/113A Approved Second & Third Floor Plans
5. 0312/HH/114A Approved Fourth Floor Plan
6. 0312/HH/115A Approved Roof Plan
7. 0312/HH/310A Approved Section AA
8. 0312/HH/311A Approved Section BB
9. 0312/HH/312 Approved Section CC
10. 0312/HH/210A Approved South West Elevation
11. 0312/HH/211A Approved South East Elevation
12. 0312/HH/212A Approved North East Elevation
13. 0312/HH/213A Approved North West Elevation

The following revised drawings have been submitted via the Portal;

1. 15047_G200_P_00_001-A Proposed Ground Floor Plan
2. 15047_G200_P_B1_001-A Proposed Basement Level Plan
3. 15047_G200_P_01_001-A Proposed First Floor Plan
4. 15047_G200_P_02_001-A Proposed Second Floor Plan
5. 15047_G200_P_03_001-A Proposed Third Floor Plan
6. 15047_G200_P_04_001-A Proposed Fourth Floor Plan
7. 15047_G200_P_RF_001-A Proposed Roof Plan
8. 15047_G200_S_AA_001-A Proposed Section AA
9. 15047_G200_S_BB_001-A Proposed Section BB
10. 15047_G200_E_SW_001-A Proposed South West Elevation
11. 15047_G200_E_SE_001-A Proposed South East Elevation
12. 15047_G200_E_NE_001-A Proposed North East Elevation
13. 15047_G200_E_NW_001-A Proposed North West Elevation

In support of the above changes, we submit an addendum to the approved daylight/sunlight assessment. This addendum confirms that the development remains compliant with BRE guidance notwithstanding the minor alterations to the external massing.

We also enclose an addendum to the approved BIA, which confirms that the minor changes to the basement have no bearing on the conclusions of the original assessment.

Finally, we enclose the relevant planning application fee herewith.

We trust that you can continue to deal with the above changes by way of a Minor-Material Amendment (S.73). Should you have any questions or require any further information, please do not hesitate to contact us.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Mandip Sahota', with a long horizontal flourish extending to the right.

Mandip Sahota