

Ms Jennifer Ross
Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB
United Kingdom

Application Ref: **2015/5881/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

21 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**Arthur West House
79 Fitzjohn's Avenue
London
Camden
NW3 6PA**

Proposal:

Variation of condition 2 (approved plans) of planning permission 2014/7851/P dated 28/08/2015 (for demolition of hostel and erection of 3 - 6 storey building and basement to provide 33 self-contained flats and ancillary extra-care and support facilities) namely to allow reduction in flat count to 29, relocation of substation, bin store and cycle store and alterations to windows on rear elevation, ground floor elevation, roof extract and downpipes.

Drawing Nos:

Superseded: 276/4221b; 276/4222b; 276/4223d; 276/4224b; 276/4225e; 276/4226b; 276/4227b; 276/4228d; 276/4260c; 276/4261d; 276/4262c; 276/4263; 276/4296c; 276/4298c; Area schedule 4300 Rev E

Proposed: 276/4221c; 276/4222c; 276/4223e; 276/4224c; 276/4225f; 276/4226c; 276/4227c; 276/4228e; 276/4260d; 276/4261e; 276/4262d; 276/4263a; 276/4296d; 276/4298d; Cover letter by Tibbalds dated 19th October 2015; Planning report - Rainwater



pipes; Area Schedule 6300 B

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2014/7851/P dated 28/08/2015 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings:

276/4001, 276/4100, 276/4110, 276/4111, 276/4112, 276/4113, 276/4114, 276/4115, 276/4116, 276/4150, 276/4151, 276/4175, 276/4176, 276/4177 & 276/4178

Proposed drawings:

276/4200b, 276/4221c, 276/4222c, 276/4223e, 276/4224c, 276/4225f, 276/4226c, 276/4227c, 276/4228e, 276/4229, 276/4230c, 276/4260d; 276/4261e; 276/4262d; 276/4263a, 276/4295c, 276/4296d, 276/4297c, 276/4298d, 276/4400, LL489000-0001B, LL489-150-0011 & J4901

Supporting documents:

Cover letter by Tibbalds dated 19 December 2014; Cover letter by Tibbalds dated 26 March 2015; Planning, Design and Access Statement (incorporating the landscape strategy prepared by Camlins and Townscape and Heritage Visual Impact Assessment) by Sergison Bates Architects, Tibbalds and Barton Willmore dated December 2014; Planning, Design and Access Statement Addendum by Sergison Bates dated March 2015; Addendum to Heritage and Conservation Assessment by Tibbalds dated March 2015; Townscape and Visual Addendum by Barton Willmore dated March 2015; Townscape and Visual Addendum Verified Photomontages - Methodology and Supporting Evidence by Designhive dated March 2015; Photomontage Views P1, P2, P4 & P5, Summer and Winter, Full Size by Barton Willmore dated March 2015; Area Schedule prepared by Sergison Bates 6300 B; Statement of Community Involvement by Keeble Brown dated December 2014; Construction Management Plan by Gleeds dated December 2014; Construction Management Plan Addendum by Gleeds dated March 2015; Sustainability and Energy Statement - Design and Construction by Max Fordham LLP Issue D dated 17 December 2014; Basement Impact Assessment by Symmetrys Limited dated December 2014; Transport Assessment (including Delivery and Servicing Plan and Travel Plan) by TTP Consulting dated March 2015; Draft Delivery and Servicing Plan by TTP Consulting dated March 2015; Arboricultural Survey and Impact Assessment by Tree Maintenance Limited dated

December 2014; Tree Survey, Implications Assessment and Outline Protection Method Statement (Addendum) by Tree Maintenance Limited dated March 2015; Noise and Vibration Report Issue D by Max Fordham LLP dated 17 December 2014; Ground Investigation Survey and Contaminated Land Assessment (Phase 2) by Ian Farmer Associates Limited dated November 2014; Ecological Appraisal by Camlins dated August 2014; Daylight, Sunlight and Overshadowing Assessment by EB7 dated 17 December 2014; Addendum to the submitted daylight and sunlight assessment by EB7 dated 13 March 2015; Letter recommending no archaeological requirement from English Heritage dated 30 October 2014; Air Quality Assessment by AECOM dated February 2015; Air Quality Assessment Addendum by AECOM dated March 2015; Barrister Opinion by Morag Ellis dated 1 August 2014; Molecular Filter Lifetime Determination Report by Camfil dated 26 February 2015; Financial Viability Report by GL Hearn dated 19 February 2015; Development Appraisal by GL Hearn dated 1 April 2015; Independent Review of Assessment of Viability by BPS dated 29 March 2015; Independent Review of Assessment of Viability Addendum Report by BPS dated 24 April 2015; Independent Review of Basement Impact Assessment by LBH Wembley dated March 2015; Barrister Opinion by Timothy Corner QC dated 10 April 2015; Addendum Design & Access Statement to accompany revisions by Tibbalds dated June 2015; Daylight & Sunlight Addendum Report by JLL dated 15/06/15; and Revised Consultation Summary by Keeble Brown undated; Cover letter by Tibbalds dated 19th October 2015; Planning report - Rainwater pipes;

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

Informative(s):

1 Reasons for granting permission.

All GIA/ NIA floorspaces would remain the same and the allocation of space between residential and communal floorspace would remain as per the original permission. However, following more detailed internal space planning, the units at floor level 2 have been reduced from 6 to 5; at level 3 from 6 to 4 and at level 4 from 3 to 2 units (an overall reduction of 4 units). Although there would be a reduction in the number of units (from 33 to 29) those units remaining would be larger. Overall the revised scheme would have 9 large 2 beds and 19 small 2 beds and 1 x 1 bed (rather than 20 large 2 beds and 13 small 2 beds). The reduction in the number of units and the mix of units are both considered acceptable. The relocated cycle store (at basement level) would still allow step free access. The relocated refuse store at basement level would have a dedicated bin lift to ground floor level. The revised location of the bin and cycle store would therefore be acceptable. The alterations to the windows in the rear elevation and the downpipes would also be acceptable. A deed of variation to the original legal agreement would be required.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the

character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS6, CS11, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP7, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

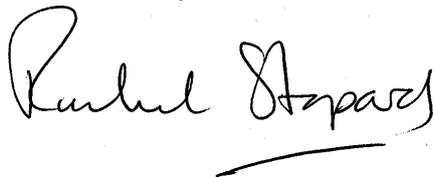
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities