

Mr Mandip Sahota  
Nicholas Taylor + Associates  
31 Windmill Street  
London  
W1T 2JN

Application Ref: **2016/1480/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

9 August 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:  
**192 Haverstock Hill**  
**London**  
**NW3 2AJ**

#### **Proposal:**

Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013 and as amended by planning permission 2014/6672/P dated 27/01/2015 for the Erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats (1x studio, 1x1 bed, 2x2 bed & 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1); namely to allow an overall increase in height of the building of 1.2 metres, an increase in the width of the ground floor by 1 metre, an increase in the width of the upper floors by 0.585 metres, alterations to fenestration and external appearance, alterations to internal layout and change in dwelling mix

Drawing Nos: 15047\_G100\_P\_AL\_001-A; 15047\_G200\_P\_00\_001-B;  
15047\_G200\_P\_B1\_001-B; 15047\_G200\_P\_01\_001-B; 15047\_G200\_P\_02\_001-A;  
15047\_G200\_P\_03\_001-A; 15047\_G200\_P\_04\_001-A; 15047\_G200\_P\_RF\_001-A;  
15047\_G200\_S\_AA\_001-B; 15047\_G200\_S\_BB\_001-A; 15047\_G200\_E\_SW\_001-A;  
15047\_G200\_E\_SE\_001-B; 15047\_G200\_E\_NE\_001-B; 15047\_G200\_E\_NW\_001-B;  
11922/09; Planning Statement by Squire & Partners (dated May 2016); Daylight and Sunlight addendum (letter from Delva Patman Redler Chartered Surveyors dated



16/03/2016); BIA addendum (letter from Train and Kemp Engineers dated 01/02/2015).

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 purpose of this decision, Condition 2 of planning permission 2012/5391/P, dated 29/11/2013, shall be replaced with the following condition:

#### REPLACEMENT CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plans: 15047\_G100\_P\_AL\_001-A; 15047\_G200\_P\_00\_001-B; 15047\_G200\_P\_B1\_001-B; 15047\_G200\_P\_01\_001-B; 15047\_G200\_P\_02\_001-A; 15047\_G200\_P\_03\_001-A; 15047\_G200\_P\_04\_001-A; 15047\_G200\_P\_RF\_001-A; 15047\_G200\_S\_AA\_001-B; 15047\_G200\_S\_BB\_001-A; 15047\_G200\_E\_SW\_001-A; 15047\_G200\_E\_SE\_001-B; 15047\_G200\_E\_NE\_001-B; 15047\_G200\_E\_NW\_001-B; 11922/09; Planning Statement by Squire & Partners (dated May 2016); Daylight and Sunlight addendum (letter from Delva Patman Redler Chartered Surveyors dated 16/03/2016); BIA addendum (letter from Train and Kemp Engineers dated 01/02/2015).

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

Informative(s):

- 1 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 where applicable) 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).
- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to

commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

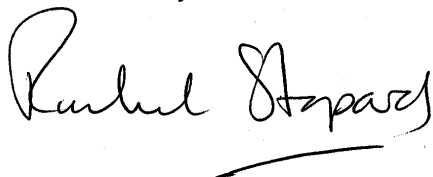
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

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 drawn underneath it.

Rachel Stopard  
Executive Director Supporting Communities