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London Borough of Camden
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17th August 2016

Dear Michael,

ABBEY CO-OP HOUSING SITES AT CASTERBRIDGE, SNOWMAN, EMMINSTER AND HINSTOCK AND ABBEY CO-OP COMMUNITY CENTRE AND BELSIZE ROAD CAR PARK, ABBEY ROAD, LONDON, NW6 4DP

APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO VARY CONDITIONS 6, 11, 20, 81 OF PLANNING PERMISSION 2013/4678/P

PLANNING PORTAL RN: PP-05255393

On behalf of our client, London Borough of Camden Housing & Adult Social Care, CBRE Ltd have submitted an application on the Planning Portal (RN: PP-05255393). This application is made under Section 73 of the Town and Country Planning Act 1990 (as amended) and seeks to vary a number of conditions attached to planning permission 2013/4678/P dated 16 May 2014. That decision relates to the redevelopment of the Abbey Road Housing Estate.

A number of pre-commencement planning conditions have already been submitted and discharged by the London Borough of Camden in respect to the original planning permission. Due to the nature of a Section 73 application the details of these conditions have been included within this supporting statement in order that these can be referenced within an informative as having previously been discharged.

Further to this, during the course of the design development for the scheme a number of S96a applications have been approved and submitted, these have also been included within this statement where appropriate, again, so that these decisions can be referenced in the consent.

APPLICATION SITE & BACKGROUND

The Abbey area regeneration site on Abbey Road comprises the housing sites at Casterbridge, Snowman, Emminster & Hinstock, the Abbey Co-op Community Centre and the Belsize Road car park. The original application was described as:

“Hybrid application for phased redevelopment of site, comprising detailed application for Phase 1 and outline application for layout and access only for Phases 2 and 3 (scale, appearance and landscaping are reserved matters). Full details provided for Phase 1 comprising: up to 141 residential units (including up to 66 affordable units) in a 14 storey tower and 6 storey block, with 522.5 sq m of retail floorspace (Class A1) and 398.9 sq m of flexible commercial floorspace (Classes A1-A5 and B1) at ground floor and associated space for parking, plant, servicing, ancillary storage and energy centre at basement level. Phase 1 includes open space and landscaping, alterations to existing highway layout and creation of new access routes, following demolition of the Belsize Road car park building. Phase 2 to comprise up to 2,500 sq m of community and health uses (Class D1) and up to 126sqm of office space (Class B1) in a two storey building following demolition of existing high level walkways. Phase 3 to comprise up to 85 residential flats in 6/7 storey blocks and 15 mews houses (including up to 48 affordable units), up to 120sqm of office space (Class B1) and up to 645sqm of flexible commercial floorspace (Classes A1-A5) and associated ancillary space for parking, plant and servicing in basement. Phases 2 and 3 include open space, landscaping, alterations to existing highway layout and new access routes. Phase 3 to follow demolition of the Abbey Community Centre and Hinstock and Emminster blocks including Belsize Priory Health and Medical centre, residential and commercial units and site-wide walkways”

As outlined in the description of development subsequent applications for Phases 2 and 3 were required. These applications were submitted simultaneously in December 2015 along with an application for the Discharge of Conditions 48 and 16, along with a full planning application for an additional UK Power Networks Substation.

- Reserved Matters Phase 3 - 2015/7205/P
- Full Planning Application - 2015/7204/P
- Full Planning Application for a UK Power Networks Substation – 2015/7142/P
- Discharge of Condition 48 and 16 – 2015/7143/P

The applications detailed above were registered in January 2016 and are all currently still pending determination.

This Section 73 application specifically relates to Phase 1 of the scheme, which was approved in detail in May 2014. Phase 1 of the development relates to the demolition and redevelopment of the multi-storey car park on the southern side of Belsize Road adjacent to the railway. The car-park building has now been demolished and accordingly Phase 1 has now been implemented (as of December 2014).

Since the grant of consent, detailed design works have been ongoing and a number of practical amendments to the scheme have subsequently been identified which constitute a minor material amendment to the approved. Accordingly, this submission sets out the proposed amendments and provides guidance on the submission material provided.

This application is therefore made under Section 73 of the Town and Country Planning Act 1990 (as amended) and is supported by the following documentation:

- Completed application form;
- 510_1_S73 Schedule of Amendments (Pollard Thomas Edwards Architects);
- Revised Refuse Capacity Schedule;
- Approved Drawings (unchanged): 510_1_PL_001B, 510_1_PL_099B, 510_1_PL_100B, 510_1_PL_101B, 510_1_PL_102B, 510_1_PL_103B, 510_1_PL_104, 510_1_PL_105, 510_1_PL_201, 510_1_PL_300B, 510_1_PL_301, 510_1_PL_302B, 510_1_PL_303B, 510_1_PL_304,

510_1_PL_305B, 510_1_PL_306, 510_1_PL_401, 510_1_PL_402, 510_1_PL_403, 510_1_PL_404, 510_1_PL_405, 510_1_PL_406, 510_1_PL_407, 510_1_PL_408, 510_1_PL_409, 510_1_PL_410

- Proposed Drawings (detailing amendments): 510_1_PL_001E, 510_1_PL_099E, 510_1_PL_100E, 510_1_PL_101E, 510_1_PL_102E, 510_1_PL_103E, 510_1_PL_104C, 510_1_PL_105D, 510_1_PL_201C, 510_1_PL_300F, 510_1_PL_301D, 510_1_PL_302E, 510_1_PL_303F, 510_1_PL_304D, 510_1_PL_305F, 510_1_PL_306C, 510_1_PL_401C, 510_1_PL_402B, 510_1_PL_403B, 510_1_PL_404C, 510_1_PL_405B, 510_1_PL_406B, 510_1_PL_407B, 510_1_PL_408B, 510_1_PL_409B, 510_1_PL_410B
- Pollard Thomas Edwards Drawing Schedule;
- Application fee of £195.00 to cover the relevant planning application fee. This payment has been made via direct transfer from the Housing & Adult Social Care Department to the Planning Department.

PROPOSED AMENDMENTS

The proposed amendments to Phase 1 of the development are a result of ongoing design development and contractor specifications. The proposed amendments result in minor visual alterations to the proposed elevations and a minor alteration at roof level. The amendments do not result in any land use changes nor do they alter the level and provision of affordable housing across the development.

In summary the proposed amendments to the scheme include:

- Re-location of a UK Power Networks Substation;
- Re-location of refuse holding store to accommodate above change;
- Minor alterations to the proposed elevations to accommodate internal alterations (all storeys);
- Minor increase in height of stone openings for the proposed commercial units;
- Alterations to the proposed glazing and window opening dimensions;
- Internal reconfiguration of units to accommodate changes;
- Alteration to the proposed height and material of the rear boundary wall;
- Rationalisation of external amenity space including rear gardens and terraces;
- Installation of attenuation fans and ductwork at 12th Floor roof level;

In many cases these changes are minor in nature, in so far as in isolation these would be considered as non-material amendments or even de-minimis. However for the purposes of transparency and as this is a Council own application we have included those details here.

AMENDMENT DETAILS

AM.01

This amendment is proposed further to comments received from UK Power Networks (UKPN). UKPN have advised that they require unrestricted 24 hour access to the substation. Therefore, in order to facilitate 24hr access, it is necessary to relocate the substation to a more accessible position within the development. As such, AM.01 proposes the relocation of the substation from basement to ground floor level.

In order to accommodate the substation, it is proposed to relocate the refuse holding store in Block D to basement level. The refuse strategy has been updated to reflect this amendment and the service lift, previously required for substation access has now been omitted from the scheme. The updated refuse strategy has been submitted in support of this application and have been confirmed with the London Borough of Camden Building Control Team (information is available on request).

Additional louvres are also proposed to the Belsize Road elevation to achieve the ventilation requirements for the substation at ground floor level.

Due to the size requirements of the substation, there will be a resultant small reduction in the GIA of the Block D commercial unit from 207.6sqm to 190.6sqm. This modest loss in commercial floor space will not impact upon the functionality of the commercial unit and is considered necessary in order to accommodate UKPN's requirements without causing any material impacts on the design of the scheme. The floorspace reduction does not impact upon any associated conditions.

AM.02

The second proposed amendment proposes an increase in the height of the reconstituted stone openings to both commercial units. This amendment is proposed as a result of (and to accord with) the changes made to the Block D substation elevation.

The small increase in height will ensure design continuity across the blocks on the Belsize Road elevation.

AM.03

The third amendment proposed relates to the internal relocation of the 'through the wall post boxes'. This amendment arises as a result of the relocation of the substation referred to in AM.03.

The relocation of the post boxes to an internal setting will also benefit the scheme by removing unnecessary clutter from the building façade. Access to the internal post-boxes will be carefully controlled and there should be no security or safety concerns.

AM.04

This amendment proposes the internal reconfiguration of the kitchen/dining/living areas on the 1st to 9th floors of Block F in conjunction with increasing the size of the windows on the eastern elevation.

In order to increase the window heights, it is proposed to omit the bronze effect aluminium panelling detail, shown on the eastern elevation of the 1st to 10th floors of Block F on approved drawing no. 510_PL_1_303_B (replaced with 510_PL_1_303_F). This amendment is a result of the detailed design development of the proposed construction materials. The change in material is considered to have limited impact on the overall design concept.

The increase in window height will allow more light into the residential units and provide an improved living space and amenities for the future occupants. The reconfiguration of the internal kitchen/dining/living areas has no impact in planning terms.

AM.05

The fifth amendment concerns a proposed increase in the size of the living area in the 3 bed unit on the 12th floor of Block F and an associated reduction in the size of the terrace area from 21.4sqm to 14.3sqm. The roof space above the unit is also increased as a result of the increase in the size of the living area.

In conjunction with AM.04, this amendment also proposes a reconfiguration of the bronze effect metal panelling on the eastern elevation and the creation of larger windows.

Although a reduction in the size of the private open space afforded to this unit is proposed, the terrace still provides a considerable amount of outdoor amenity space for the occupier and is above the minimum standards set out in the London Plan (i.e. A minimum of 5 sqm for 1-2 person dwellings and an extra 1sqm for each additional occupant).

AM.06

The sixth amendment proposes an increase in the size of the living area in the 3 bed duplex unit (1) on the 13th floor of Block F. The increase in the internal living space relates to the proposed omission of one of the outdoor terraces, with the roof area amended accordingly.

As per AM.07, this amendment also proposes a reconfiguration of the bronze effect metal panelling on the eastern elevation and introduction of larger windows.

It is considered that the increase in the internal living space is a more rationalised use of space for this 3 bed unit, and creates a more family friendly internal environment, which justifies the loss of a portion of the outdoor private amenity space. The private open space requirements for this unit are still met by the remaining terrace and are still policy compliant.

AM.07

The seventh amendment proposes the reconfiguration of the 3 bed duplex unit (1); specifically, the removal of one of the single bedrooms on the lower level and the reallocation of the 'study' to a bedroom.

As per the above, this amendment also proposes a reconfiguration of the bronze effect metal panelling on the western elevation, with a window replacing a metal panel within the Master bedroom.

AM.08

The eighth amendment proposes an increase in the size of the internal living space on the upper level of the 3 bed duplex unit (2) in Block F, and an associated reduction in the size of the terrace area from 12.85sqm to 9.23sqm. The roof space above the unit is also increased as a result of the increase in the size of the living area.

In addition the previous half open/half glazed opening in the south eastern elevation of Block F is proposed to be infilled with glazing. This will rationalise the overall design vision in line with the other amendments proposed and allow more light into the unit, creating an improved living space for the future occupants.

AM.09

The ninth amendment proposed by this application relates to the internal reconfiguration of the lower level of the 3 bed duplex unit (2) in Block F. The reconfiguration involves the repositioning of the bathrooms in relation to the bedrooms and has no impact in planning terms.

This amendment also proposes a reconfiguration of the bronze effect metal panelling on the western elevation, with the internal reconfiguration of the en-suite requiring a window to replace a metal panel. This amendment ensures symmetry with the amendment to the western elevation proposed under AM.07.

AM.10

In relation to AM.10, the tenth amendment involves the omission of the basement access hatch from the Abbey Rd side of building. The hatch is surplus to requirement following the relocation of the substation to ground floor level.

AM.11

To the rear of the site, there is a proposed boundary wall, which separates the existing railway line and the proposed new development. This wall is proposed to be replaced with a low level brick wall with close timber acoustic boarding above. Visually there will be a minor change in the proposed rear wall; however the wall has been designed to meet with the approved acoustic standards. The acoustic performance of the proposals have been confirmed to meet the same standards as the previous wall.

Additional louvered vents which will serve the proposed energy centre will be incorporated into the retaining basement wall.

The rear gardens for the ground floor residential units have been rationalised and the wall has been moved slightly to accommodate this. Above the supermarket there is a minor reduction in the size of the green roof and the fire escape route will no longer be covered.

There is a minor amendment to the height of the supermarket parapet which results in a need to re-plan the residential unit above.

AM.12

The proposed recessed brick panel has been replaced with an alternative panel, which remains recessed. The amendment will have no major external appearance alterations.

AM.13

The proposed brick slip lintels for the windows will be replaced with a PPC soffit panel, the colouring of the soffit is proposed to match the RAL for the window cills.

AM.14

The proposed glazed brick slip soffits to Block F recessed balconies are proposed to be replaced with a render or panel finish. The exact details of which are to be confirmed, however either a panel or render finish will be utilised.

AM.15

At basement level the current approved is for brick piers however the proposed amendments will provide concrete columns instead.

AM.16

The proposed amendment at AM.16 has been developed as a result of confirmation from individual manufacturers who have confirmed their specific requirements. This level of information was not available at planning stage therefore these alterations are required. The proposals will reduce the full brick reveal from 225mm to 190mm typically. The proposed deep reveal for Block F will be reduced from 338mm to 190mm and the Block F double height deep reveal from 450mm-415mm.

AM.17

Following discussions and detailed design development a requirement for additional louvres has been identified this is to ensure the development meets ventilation and overheating requirements for the development.

AM.18

To the rear of the development the proposed amendments are now inclusive of a roof over the rear courtyard, this is to ensure compliance with acoustic requirements for external plant and to provide cover for the proposed external cycle storage. The proposed roof to the cycle storage will enhance the cycling facilities.

AM.19

Through design development, the team carried out thermal modelling of the proposed Phase 1 site. Through this modelling it was identified that the Core to Block F of the development had significant overheating issues. The design team have developed a strategy which includes the addition of fans, attenuation and ductwork at 12th floor roof level (Block F only). The proposed strategy provides the appropriate mechanical ventilation to mitigate against the overheating of Block F. This amendment does not impact the overall appearance or townscape of the development.

CONDITIONS TO BE AMENDED

In light of the proposed changes as detailed above, these changes have implications on four conditions contained within the original consent.

Conditions 6, 11, 20 and 81 require amending to reflect the updated plans referred to in this letter and to address the minor alteration to the refuse strategy.

CONDITIONS DISCHARGED

The abovementioned planning permission (2013/4678/P) was implemented in December 2014, thus triggering the submission of the requirement to discharge a number of planning conditions imposed on the original consent. Included below is a list of the relevant conditions that were triggered by commencement and any associated details.

Planning Conditions Discharged (2013/4678/P)

CONDITION NUMBER	CONDITION DETAIL	TRIGGER	REFERENCE NUMBER	DECISION & DATE
1	Development Timing	Time	N/A	Permission was implemented in December 2014.
16	Environmental Improvements	Prior to Commencement	2015/7143/P	Application submitted in December 2015. Currently Pending Determination.
17	SUDs Detail	Prior to Commencement	2015/4336/P	Condition Fully Discharged – 21 st October 2015
18	Green Roof Details	Prior to Commencement	2015/4699/P	Condition Fully Discharged – 21 st October 2015
19	Biodiversity Details	Prior to Commencement	2015/4858/P	Condition Fully Discharged – 30 th November 2015
26(a) and (b)	Sample Panels	Prior to Commencement of that Part of the Development	2015/3878/P	Condition Partially Discharged (elements (c) and (d) to be submitted – 22 nd October 2015
71	Slab Levels	Prior to the Commencement of each Phase	2015/4698/P	Condition Fully Discharged – 15 th February 2016
77	Construction Management Plan	Prior to the Commencement of Any Phase	2015/5070/P	Application submitted in September 2015. Currently Pending Determination.
80	Level Plans	Prior to the Commencement of each Phase	2015/4697/P	Condition Fully Discharged – 15 th February 2016
86	Contamination Assessment	Prior to the Commencement of Development of each Phase.	2015/6076/P	Condition Fully Discharged – 22 nd April 2016

87	Site Investigation and Submission of a Remediation Scheme	Prior to the Commencement of Development of each Phase.		Not yet Discharged
89	Kings Cross Working	Prior to Commencement	2015/5610/P	Condition Fully Discharged – 25 th November 2015
90	Piling Method Statement	Prior to Commencement	2015/5417/P	Condition Fully Discharged – 15 th February 2016
91	Education Contribution	Prior to Commencement	n/a	Not yet Discharged

In addition, over the course of the application a small number of conditions have been varied by way of a S96a application, these conditions predominantly relate to alterations required for Phases 2 and 3 of the development, however by nature of the overall consent being hybrid are of relevance for this application. Table 2 includes the details of these applications;

Amended Planning Conditions

CONDITION NUMBER	CONDITION DETAIL	REFERENCE NUMBER	DECISION & DATE
30	Amendments to plans to allow changes to the building lines (Phase 3)	2015/1501/P	Granted Consent 8 th June 2015
31	Increase in GEA of Market Housing (Phase 3)	2015/1636/P	Granted Consent 8 th June 2015
74	Minor amendment to the proposed off-street car parking numbers. (All Phases)	2015/5147/P	Granted Consent 10 th November 2015
75	Amendment to Car Capping requirements. (All Phases)	2015/1958/P	Granted Consent 15 th June 2015

SUMMARY

The amendments proposed for Phase 1 are a result of detailed design and the receipt of manufacturer's specifications for materials. Individually or as standalone alterations to the scheme the proposed changes are minor in nature and will not diminish the quality of the proposed development, and will not materially alter the external appearance.

All amendments proposed are policy compliant and are considered to raise no new planning issues or material considerations that have not already been considered as part of the original determination process. We do not consider that there are any implications of the proposed in relation to highways or open space. Additionally, it is not considered that these alterations will materially impact upon the current applications for Phases 2 and 3 of the development.

Considering the level of changes proposed for the development and the significance of the scheme we would appreciate a meeting being arranged to discuss the proposed changes.

We trust the above details along with the annotations provided on the supporting plan drawings are sufficient to explain and justify the reasoning behind the proposed amendments. Should you require any additional information, or clarification on any aspect, then please do not hesitate to contact myself or my colleague Paul Willmott (020 7182 2779).

Yours sincerely



LAURA MORRIS
ASSISTANT PLANNER