

Our Ref: 11.519

26th August 2016

Planning Department
London Borough of Camden 2nd Floor
5 Pancras Square c/o Town Hall
Judd Street
London
WC1H 9JE

Dear Fergus Freeney,

Re: Minor Material Amendment Application – South Hampstead Synagogue, NW3 4SG
Variation to application ref: 2013/7887/P

On behalf of the applicant, South Hampstead Synagogue, we hereby apply for a minor material amendment to planning permission 2013/7887/P, to vary Conditions 4, 11, 12, 16 & 17. The application seeks to jointly amend the proposals subject of the planning permission following further evolution of the synagogue design, and to concurrently discharge a number of conditions that require details to be submitted for approval.

The amendments to the proposals are minor material in accordance with National Planning Practice Guidance, in that the amendments, both individually and cumulatively would not result in a development whose scale and nature would be substantially different from the one which has been approved.

Also in accordance with the guidance, the proposed amendment seeks to vary the wording of the condition that includes the drawing numbers in accordance with which the permission must be implemented (Condition 4).

A full summary of the proposed amendments and the details to be addressed is provided below. The amendments to the forecourt of the development have taken into account suggestions made by the Community Working Group established by the s106 agreement to the main planning permission.

Condition 4

Condition 4 relates to the approved drawings and is worded:

“The development hereby permitted shall be carried out in accordance with the following approved plans: 882_07_050 P1; 882_07_010 P2; 882_07_002 P1; 882_07_200 P1; 882_07_201 P1; 882_07_100 P4; 882_07_101 P3; 882_07_102 P4; 882_07_210 P2; 882_07_211 P2; 882_07_230 P3; 882_07_231 P3; 882_07_232 P4; 882_07_233 P4; 882_07_234 P2; 882_07_235 P1; 882_07_310 P2; 882_07_311 P2



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Documents: Design and Access Statement; Planning Statement; Transport Statement; Transport Statement Addendum; Travel Plan September 2014; Construction Traffic Management Plan; Transport Technical Note Rev A; Transport Technical Note Rev B; Transport Letter 19.11.14; Arboricultural Report; BREEAM Pre-Assessment; Energy Statement; Energy and Sustainability Statement Rev B; Heritage Appraisal; Statement of Community Involvement; Acoustic Report; Sunlight, Daylight and Overshadowing Report; Letter re Alternative Sites; Note to Planners July 2014; Basement Impact Assessment; Basement Impact Assessment Addendum Report October 2014; Basement Impact Assessment Addendum Report P2; BIA Sequence P4.”

We are proposing to amend the Condition and replace the following drawings:

“The development hereby permitted shall be carried out in accordance with the following approved plans: 882_07_050 P1; 882_07_010 P2; 882_07_002 P1; 882_07_200 P1; 882_07_201 P1; 882_07_100 P5; 882_07_101 P4; 882_07_102 P5; 882_07_210 P2; 882_07_211 P2; 882_07_230 P4; 882_07_231 P4; 882_07_232 P5; 882_07_233 P4; 882_07_234 P2; 882_07_235 P1; 882_07_310 P2; 882_07_311 P2; 882_07_526 P1; 882_90_400 P5; 882_90_455 P2

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The alterations are set out below.

Elevation Alterations

- The front lantern and lift overrun has increased in height by 1085mm. The reason for this is that the new national required lift standards EN 81-20:2014 introduces some changes to the requirements that the building designer is required to fulfill. All lift handovers with a Declaration of Conformity signed and dated on/after the 1 September 2017 must be compliant to the new regulations. The lift installation will be post this date and therefore the increase in height is required.
- The stone wall on the boundary with Eton Villas has been revised to propose sitting on a stone plinth. This is reducing the footings of the wall to help protect the existing Tree of Heaven in the eastern corner of the site where Eton Road and Eton Villas meet.
- The parapet on the north-west boundary along Eton Villas has been increased in height by 500mm to facilitate adequate head height to the stairs to the rear.
- The proposed bench to the south east elevation has been removed and a planter included following detailed discussions with the Community Security Trust (CST), a charity that protects British Jews from anti-Semitism and related threats and advises on security for synagogues. The bench and lower wall afforded a potential security risk as the site could have been easily accessed. Submitted as part of this application is a letter by GVA Schatunowski Brooks, stating that the increase of height is immaterial to 23 Eton Villas to the rear in terms of impact on daylight and sunlight to that property.
- On the north-west elevation the configuration of plant mean that the acoustic panels are to be

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removed and replaced with solid panels.

- The window location along the south-west elevation has been altered at 3rd floor due to the internal alterations, these are outlined below in the floor plan alteration section. The splays have been omitted on the windows at the lowest level due to the proximity to ground level. The internal bay arrangement has been revised so that the windows have deep reveals and all windows will be obscured to a height of 1.6m to ensure that there is no overlooking.
- The north-east elevation is also revised for the Context elevation. The approved drawing on the decision notice (882_07_210 P2) shows the stone portico to the rear escape but this should be brick (882_07_210 P3), upon the request of English Heritage (comments submitted as part of the application). This late amendment whilst discussed at Committee was not included on the decision notice and, therefore, needs to be changed.

Floor Plan Alterations

- The Shul capacity number has decreased by 32, from 353 to 321 permanent seats. The reduction has been brought about due to detailed seat design and consideration of sight lines, to make sure that worshippers have the best view possible.
- The location of the kitchen has been amended following detailed consideration about the preparation of food.
- There are 8 class rooms as well as extra ancillary space, but the capacity will not be increased.
- The layout of the forecourt has been amended following detailed discussion with the CWG on 19 April 2016; we have taken account of many of the suggestions made by CWG members and revised plans were discussed with the CWG again on 10 May 2016. The application also provides a more detailed layout of the forecourt that will allow the discharge of 11, 12 & 17, which are discussed below.

The alterations to the design of the building has been an evolutionary process, taking into account the sensitivity of the site being in the Eton Conservation Area and within the context of listed buildings. This amendment application seeks to improve the building whilst not impacting on the amenity of local residents or its surrounding context. The proposed amendments will not materially alter the impact of the development on any designated heritage assets.

Condition 11

Condition 11 was previously amended under application 2016/1177/P to read:

“Prior to construction, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.”

Submitted as part of this application is SHS Waste Calculations and drawing 882_90_455 P2 that provides the relevant information to discharge the Condition. We therefore propose that the Condition is amended to read:

“The development hereby permitted shall be carried out in accordance with the following approved SHS Waste Calculations and drawing no. 882_90_455 P2. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.”

Condition 12

Condition 12 was previously amended under application 2016/1178/P to read:

"Prior to construction, details of secure cycle storage area for 30 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the development and permanently retained thereafter."

Submitted as part of this application is drawing no. 882_90_400 P5 that provides the relevant information to discharge the Condition. We therefore propose that the Condition is amended to read:

"The development hereby permitted shall be carried out in accordance with the following approved drawing no. 882_90_400 P5. The facility as approved shall be provided in its entirety and prior to the first occupation of the development and permanently retained thereafter."

Condition 16

Condition 16 requires details of the glazed screen of the external amenity area at third floor to be provided. Submitted as part of this application is drawing no. 882_07_526_NE_Section that provides the relevant information to discharge the Condition. We therefore propose that the Condition is amended to read:

"The glazed screen of the external amenity area at third floor level shall be obscure glazed to a height of 1.8m, in accordance with drawing 882_07_526_NE_Section and shall be permanently retained."

Condition 17

Condition 17 was previously amended under application 2016/2040/P to read:

"Prior to construction, details of 1 Electric Vehicle Charging Point shall be submitted to and approved by the local planning authority. The approved EVCP shall thereafter be provided in its entirety prior to the first occupation of the development and permanently retained thereafter."

Submitted as part of this application is drawing no. 882_90_400 P5 that provides the relevant information to discharge the Condition. We therefore propose that the Condition is amended to read:

"The development hereby permitted shall be carried out in accordance with the following approved drawing no. 882_90_400 P5. The approved EVCP shall thereafter be provided in its entirety prior to the first occupation of the development and permanently retained thereafter."

The proposed wording of all the amended conditions accords with paragraph 206 of the National Planning Policy Framework that states:

"Planning conditions should only be imposed where they are: necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects."

The application including the supporting information and the planning application fee is submitted online under planning portal reference PP-05459470. We trust that the information submitted is sufficient to satisfy the requirements of the application.

If you have any queries please do not hesitate to contact me.

Yours sincerely

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