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FAO: David Fowler

3 November 2016

Our ref: LJW/NFD/HBR/AKG/J10157A

Your ref: PP-05572276 and PP-05572314

Dear Sirs

Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road and Regents Canal, London, NW1
Non Material Amendment to Planning Permissions ref: 2012/4628/P and 2015/1937/P

We write on behalf of our client, Stanley Sidings Limited, enclosing two applications for non-material amendments to planning permissions 2012/4628/P and 2015/1937/P in respect of: Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road and Regents Canal, London, NW1 (Application site address for Areas A-D) and 39-45 Kentish Town Road London NW1 (Application site address for Area E).

These non-material amendments relate to masterplan site (Areas A-D) and Area E which was a subsequent permission.

These applications are submitted following detailed discussions with the London Borough of Camden (LBC) at a meeting on 7 September 2016 regarding the proposed non-material amendments. At the meeting the proposed changes were agreed in principle and officers confirmed that the proposed changes could be dealt with by way of a non-material amendment.

Background

On 23 January 2013 planning permission (ref: 2012/4628/P) in respect of Areas A-D was granted for the following development:

"Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road). (This application is accompanied by an Environmental Statement and is a redesign of a scheme that was refused on 4 May 2012 [Ref: 2011/4932/P]. Key revisions include: increase in size of public open spaces across the site, reduction in height/bulk/massing to some buildings, reduction in floor space, and new facade designs, particularly along the canal frontage)."

Since the approval of planning permission ref: 2012/4628/P, a number of section 73 (minor material amendments) have been approved at Areas A-D. The most recent of which (ref: 2016/3940/P) granted on 7 October 2016, sought the following:

"Removal of condition 59 (water recycling) of planning permission 2012/4628/P dated 23/01/2013 as varied by planning permission 2015/4562/P dated 05/10/2015 for mixed use redevelopment of the Hawley Wharf site."

Planning permission reference number 2016/3940/P is the most recent permission relating to the Masterplan site (Areas A-D).

Planning permission (ref: 2015/1937/P) in respect of Area E was granted on 29 September 2015 for the following development:

"Erection of a six-storey mixed use building comprising flexible employment/gym at ground floor level and 24 flats (1 x studio, 9 x 1 bed, 9 x 2 bed and 5 x 3 bed) together with associated works to create public realm improvements and landscaping."

This is the most recent permission relating to this site.

Proposals

Accordingly, these applications for non-material amendments seek permission for changes to the details of applications ref: 2012/4628/P and 2015/1937/P. The proposed changes are set out in turn below.

Area A

The non-material revisions to Area A, Building A can be summarised as follows:

1. Rooftop plant no longer requires chimneys, so the chimneys have been omitted from the design;
2. Omission of external shutters on second floor;
3. UKPN room enclosure to be louvred on east and north elevations following a dialogue with UKPN;
4. UKPN room to be louvred on south elevation following a dialogue with UKPN;
5. Window, included in previous NMA, relocated;
6. Solidity of north façade increased on third floor restaurants, where plant and kitchens are expected to be located;
7. Ventilation shaft relocated adjacent to core 02; and
8. Additional fixed window provided.

The reason the external shutters have been omitted from the design is threefold: they do not contribute to the performance of the building and are therefore only performing an aesthetic role; aesthetically the shutters are not required as they conceal a layer of curtain wall which will provide sufficient articulation and animation to the façade; and the operation, maintenance and replacement of the shutters will be onerous once the building is occupied and operational.

All the proposed changes in respect of Area A, Building A are detailed in revised plan, section and elevation drawings and revised CGI's, prepared by AHMM Architects, which have been submitted in support of this non-material amendment application.

Area B

The non-material revisions to Area B, Building W can be summarised as follows:

1. Lift overrun reduced from +55.430 AOD to +55.130 AOD (-0.330mm AOD);
2. Parapet Level reduced by 300mm from +54.900 AOD to +54.600 AOD;
3. Level 7 + 8 windows reduced by 300mm to standard height of 2400mm;
4. Residential Level 04 apartments to change from Market to Intermediate tenure; and
5. Fixed railings will form edge protection.

All the proposed changes in respect of Area B, Building W are detailed in revised elevation and plan drawings prepared by AHMM Architects, submitted in support of this non-material amendment application.

Area C

The non-material revisions to Area C, Building C2 can be summarised as follows:

1. Due to maintenance and access requirements, the glass balustrade is to be removed and transom introduced to accommodate kitchen and bathrooms behind along with black painted glass at each low level glass pane;
2. Recessed brick panels substituted with windows to stair core, due to structural clash;
3. Precast concrete section between windows changed, to brick, to create better continuity at lower levels;
4. Car lift architectural door system changed from overhead to side opening to create continuity to loading bay doors design;
5. Flue heights increased by 1.5m to accommodate minimum height required by mechanical engineer; and
6. Fixed edge railings to be installed for protection.

All the proposed changes in respect of Area C, Building C2 are detailed in revised elevation and plan drawings prepared by AHMM Architects, submitted in support of this non-material amendment application.

The Viaduct Arches

The non-material revisions to the Viaduct Arches can be summarised as follows:

1. Lower windows omitted due to clash with services internally; and
2. Omit opening lights to arches backing onto the school playground.

Hawley School has requested that the open lights to the arches, backing onto the school playground should be omitted from the design. Accordingly, AHMM have sought to simplify the façade design, omitting the service zone within the brick façade and incorporating it into the opaque glazed curtain wall infill in lieu of the opening lights.

All the proposed changes in respect of the viaduct arches are detailed in revised elevation drawings prepared by AHMM Architects, submitted in support of this non-material amendment application.

Area D

The previously proposed, and subsequently approved, non-material revisions within Area D were submitted in combination with the planning application for Area E in March 2015 (ref: 2015/1937/P). These revisions should therefore be read in conjunction with the details of the approved Area E scheme and the subsequent NMA (ref: 2015/4330/P).

The proposed non-material changes within Area D have been proposed following a detailed design review of the approved scheme. During this review it was revealed that non material design changes were required to meet fire, building regulations and mechanical and engineering requirements.

The non-material changes within Area D are proposed to the elevations of the building and at basement, ground, fifth floor and roof floor levels. All the proposed non-material changes in respect of Area D are detailed in revised plan and elevation drawings prepared by AHMM Architects, submitted in support of this non-material amendment application.

Area E

The proposed non-material amendments within Area E should be read in conjunction with the application for non-material amendment to Area D which was submitted in combination with the planning application for Area E in March 2015 (ref: 2015/1937/P).

The proposed non-material changes within Area E have been proposed following a detailed design review of the approved scheme. During this review it was revealed that non material design changes were required to meet fire, building regulations and mechanical and engineering requirements.

The non-material changes within Area E can be summarised as:

1. Brick detail at ground floor level simplified;
2. Brick detail at elevation cuts simplified;
3. New smoke vent/extract plant at roof level;
4. Brick infill panels to be reduced in size;
5. Fixed rooflight to corridor omitted to allow for M+E; and
6. Fixed railings to form edge protection included.

All the proposed non-material changes in respect of Area E are detailed in revised plan and elevation drawings prepared by AHMM Architects, submitted in support of this non-material amendment application.

Application Documentation

We enclose the following documents submitted via Planning Portal:

- Application forms and notices in respect of Areas E, under Planning Portal Reference PP-05572314;
- 'Hawley Wharf: Masterplan – Area E: Non-material Amendments – R024', prepared by AHMM Architects, dated September 2016;
- Substitute plan section and elevation drawings, prepared by AHMM Architects (See Enclosure 1).

Two cheques for the requisite planning application fees of £195 have been sent under separate cover.

Concluding Remarks

Overall, it is considered that the changes to the details of planning permissions 2012/4628/P and 2015/1937/P are non-material to the approved scheme details and this has been discussed and agreed in principle with Camden planning and design officers. The proposed non-material changes represent improvements in the design and functionality of the development scheme.

We look forward to your confirmation of receipt and subsequent validation of these applications. In the meantime, if you have any questions or require anything further, please do not hesitate to contact either Natalie Davies (020 7333 6371) or Hannah Bryant (020 7333 6427) of this office.

Yours faithfully

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Enclosure 1 – Substitute Drawings

Approved Drawings		Substitute Drawings	
Title	Drawing Number	Title	Drawing Number
Building E – Elevation s	13096_EP_(00)_2000_P 02	Building E – Elevation s	13096_EP_(00)_2000_P 03
Building E – Level 06 (Roof Plan)	13096_EP_(00)_1260_P 01	Building E – Level 06 (Roof Plan)	13096_EP_(00)_1260_P 02