

Miss Kate Falconer Hall
Montagu Evans
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/4743/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

22 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**King's College London Hampstead Residence
Kidderpore Avenue
London
NW3 7SU**

Proposal: Alterations to internal layouts, elevations and roof works of new build properties of Lord Cameron, Rosalind Franklin, Queen Mother Hall, Town Houses and Pavilions, rearrangement of units within Rosalind Franklin and Queen Mother Hall and alterations to layout of basement level car park as approved under planning permission 2015/3936/P dated 06/04/2016.

Drawing Nos: Additional Plans: Drawing Nos. 9000-DRG-03RF-BO900 Rev A, 9000-DRG-03RF-GF901 Rev A, 9000-DRG-03RF-01902 Rev A, 9000-DRG-03RF-02903 Rev A, 9000-DRG-03RF-03904 Rev A, 9000-DRG-03RF-04905 Rev A, 9000-DRG-03RF-05906 Rev A, 9000-DRG-03RF-RF907 Rev A, 9000-DRG-02RF-EL901 Rev A, 9000-DRG-02RF-EL902 Rev B, 9000-DRG-03LD-BO900 Rev A, 9000-DRG-03LD-GF901 Rev A, 9000-DRG-03LD-01902 Rev A, 9000-DRG-03LD-02903 Rev A, 9000-DRG-03LD-BO900 Rev A, v A, 9000-DRG-03LD-03904 Rev A, 9000-DRG-03LD-04905 Rev A, 9000-DRG-02LD-EL901 Rev B, 9000-DRG-03LD-EL902 Rev B, 9000-DRG-03QM-VL900 Rev A, 9000-DRG-03QM-VL901 Rev A, 9000-DRG-03QM-VL902 Rev A, 9000-DRG-03QM-RF903 Rev A, 9000-DRG-02QM-EL901 Rev B, 9000-DRG-02QM-EL902 Rev B, 9000-DRG-04QM-SE902, 9000-DRG-03T1-AL900, 9000-DRG-02TI-EL901, 9000-DRG-02T1-EL902 Rev A, 9000-DRG-03T2-VL900, 9000-DRG-03T2-VL901, 9000-DRG-03T2-



RF902, 9000-DRG-02T2-EL901 Rev A, 9000-DRG-03PV-AL900, 9000-DRG-02PV-EL901 Rev A, 9000-DRG-02LY-EL901 Rev A, 9000-DRG-02LY-EL903 Rev A, 9000-DRG-02LY-EL904 Rev A, 9000-DRG-03LY-RF011 Rev B, 9000-DRG-03CP-SB900, 9000-DRG-03CP-BO901 and 9000-DRG-02T2-EL902 Rev A.

The Council has considered your application and confirms that the proposals are acceptable as nonmaterial amendments to the planning permission set out above.

- 1 For the purposes of this decision, condition nos.2 and 3 of planning permission 2016/3936/P shall be replaced with the following condition:

REPLACEMENT CONDITIONS 2 and 3
Part 1 of 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 15778-PL-ST_010 Rev 4, 15778-PL-ST_050 Rev 2, 15778-PL-ST_051 Rev 2, 15778-PL-EX ST_100 Rev 2, 15778-PL BH EX 100 Rev 2, 15778-PL BH EX 101 Rev 2, 15778-PL BH EX 102 Rev 2, 15778-PL BH EX 200 Rev 2, 15778-PL CH EX 100 Rev 2, 15778-PL CH EX 101 Rev 2, 15778-PL CH EX 102 Rev 2, 15778-PL CH EX 200 Rev 2, 15778-PL DB EX 100 Rev 2, 15778-PL DB EX 101 Rev 2, 15778-PL DB EX 200 Rev 2, 15778-PL KH EX 100 Rev 2, 15778-PL KH EX 101 Rev 2, 15778-PL KH EX 102 Rev 2, 15778-PL KH EX 200 Rev 2, 15778-PL KH EX 201 Rev 2, 15778-PL LC EX 100 Rev 2, 15778-PL LC EX 101 Rev 2, 15778-PL LC EX 102 Rev 2, 15778-PL LC EX 200 Rev 2, 15778-PL MW EX 100 Rev 2, 15778-PL MW EX 101 Rev 2, 15778-PL MW EX 102 Rev 2, 15778-PL MW EX 200 Rev 2, 15778-PL MW EX 201 Rev 2, 15778-PL SK EX 100 Rev 2, 15778-PL SK EX 101 Rev 2, 15778-PL SK EX 102 Rev 2, 15778-PL SK EX 200 Rev 2, 15778-PL SH EX 100 Rev 2, MSL9992-LCH FP1-01 Rev A, MSL9992-LCH FP1-02 Rev A, MSL9992-LCH FP2-01 Rev A, MSL9992-LCH FP2-02 Rev A, MSL9992-LCH FP3-01 Rev A, MSL9992-LCH FP3-02 Rev A, MSL9992-LCH FPB-01 Rev A, MSL9992-LCH FPB-02 Rev A, MSL9992-LCH FPG-01 Rev A, MSL9992-LCH FPG-02 Rev A, MSL9992-LCH E1-01 Rev A, MSL9992-LCH E1-02 Rev A, MSL9992-LCH E2 Rev A, MSL9992-LCH E3 Rev A, MSL9992-LCH E4 Rev A, MSL9992-LCH E5 Rev A, MSL9992-LCH E6 Rev A, 15778-PL RFH EX 100 Rev 2, 15778-PL RFH EX 101 Rev 2, MSL9992-RF E1 Rev A, MSL9992-RF E2 Rev A, MSL9992-RF E3, Rev A, MSL9992-RF E4 Rev A, MSL9992-RF E5 Rev A, MSL9992-RF E6 Rev A, MSL9992-RF E7-01 Rev A, MSL9992-RF E7-02 Rev A, 15778-PL QMH EX 100 Rev 2, 15778-PL QMH EX 200 Rev 1.15778-PL-ST_105 Rev 3, 15778-PL-ST_100 Rev 9, 15778-PL-ST_110 Rev 9, 15778-PL-ST_111 Rev 10, 15778-PL-ST_112 Rev 10, 15778-PL-ST_113 Rev 10, 15778-PL-ST_114 Rev 11, 15778-PL-ST_115 Rev 10, 15778-PL-ST_116 Rev 10, 15778-PL-ST_117 Rev 12, 15778-PL-ST_118 Rev 11, 15778-PL-ST_119 Rev 9, 15778-PL-ST_120 Rev 8, 15778-PL-ST_121 Rev 5, 15778-PL-ST_310 Rev 10, 15778-PL-ST_311 Rev 8, 15778-PL-ST_312 Rev 8, 15778-PL-ST_313 Rev 8, 15778-PL-ST_314 Rev 8, 15778-PL-ST_315 Rev 4, 15778-PL-ST_316 Rev 2, 15778-PL BH 100 Rev 2, 15778-PL BH 101 Rev 4, 15778-PL BH 102 Rev 2, 15778-PL BH 200 Rev 4, 15778-PL BH 300 Rev 2, 15778-PL BH 301 Rev 2, 15778-PL CH 100 Rev 6, 15778-PL CH 101 Rev 5, 15778-PL CH 102 Rev 4, 15778-PL CH 200 Rev 5, 15778-PL CH 300 Rev 4, 15778-PL CH 301 Rev 4, 15778-PL CH 302 Rev 4, 15778-PL DB 100 Rev 3, 15778-PL DB 101 Rev 3, 15778-PL DB 200 Rev 3, 15778-PL DB 300 Rev 3, 15778-PL KH 100 Rev 2,

15778-PL KH 101 Rev 4, 15778-PL KH 102 Rev 4, 15778-PL KH 200 Rev 5, 15778-PL KH 201 Rev 2, 15778-PL KH 300 Rev 2, 15778-PL KH 301 Rev 4, 15778-PL LC 100 Rev 3, 15778-PL LC 101 Rev 3, 15778-PL LC 102 Rev 3, 15778-PL LC 200 Rev 3, 15778-PL LC 300 Rev 3, 15778-PL MW 100 Rev 5, 15778-PL MW 101 Rev 2, 15778-PL MW 102 Rev 2, 15778-PL MW 200 Rev 2, 15778-PL MW 201 Rev 5, 15778-PL MW 300 Rev 2, 15778-PL MW 301 Rev 2, 15778-PL SK 100 Rev 4, 15778-PL SK 101 Rev 4, 15778-PL SK 102 Rev 4, 15778-PL SK 200 Rev 2, 15778-PL SK 300 Rev 4, 15778-PL SK 301 Rev 4, 15778-PL-LCH 400 Rev 6, 15778-PL-RFH 400 Rev 6, 15778-PL-QMH 400 Rev 6, 15778-PL-TWN 400 Rev 6, 15778-PL-PAV 400 Rev 6, 15778-PL-ST 505 Rev 9, 15778-PL-ST 510 Rev 10, 15778-PL-ST 515 Rev 9, 15778-PL-ST 520 Rev 9, 15778-PL-ST 521 Rev 8, 15778-PL-ST 600 Rev 10 and D2280 L 100 Rev
D.Supporting Documents: Planning Statement by Montagu Evans dated July 2015, Heritage Statement by Montagu Evans dated July 2015, Design and Access Statement, Preliminary Ecological Appraisal & Preliminary Bat Roost Assessment by The Ecology Consultancy dated 29 July 2014.

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

2 Part 2 of 2

The development hereby permitted shall be carried out in accordance with the following approved plans: Bat Presence or Likely Absence Surveys by Ecology Consultancy dated September 2014, Daylight, Sunlight and Overshadowing Report by CHP Surveyors Ltd dated 03 July 2015. Transport Assessment by Momentum Transport Planning dated 03 July 2015, Draft Construction Management Plan by Momentum Transport Planning dated 03 July 2015, Energy Statement by NLG Associates dated 07 July 2015, Sustainability Statement by NLG Associates dated 03 July 2015, Acoustic Assessment 6486/EBF Rev 2 by RBA Acoustics dated 03 July 2015, Air Quality Assessment by Peter Brett dated July 2015, Basement Impact Assessment by Tully De'Ath Consultants dated July 2015, Flood Risk Assessment by WSP dated July 2015, Statement of Community Involvement by London Communications Agency dated July 2015, Archaeological Desk Based Assessment by CGMS dated July 2015, Student Housing Statement by King's College London dated July 2015, Fire Strategy by fds consult dated June 2015, Access Statement by David Bonnett Associated dated July 2015, Open Space Strategy by Mount Anvil and Addendum Report - Additional Biodiversity Enhancements by Fabik dated 18th January 2015, 9000-DRG-03RF-BO900 Rev A, 9000-DRG-03RF-GF901 Rev A, 9000-DRG-03RF-01902 Rev A, 9000-DRG-03RF-02903 Rev A, 9000-DRG-03RF-03904 Rev A, 9000-DRG-03RF-04905 Rev A, 9000-DRG-03RF-05906 Rev A, 9000-DRG-03RF-RF907 Rev A, 9000-DRG-02RF-EL901 Rev A, 9000-DRG-02RF-EL902 Rev B, 9000-DRG-03LD-BO900 Rev A, 9000-DRG-03LD-GF901 Rev A, 9000-DRG-03LD-01902 Rev A, 9000-DRG-03LD-02903 Re9000-DRG-03LD-BO900 Rev A,v A, 9000-DRG-03LD-03904 Rev A, 9000-DRG-03LD-04905 Rev A, 9000-DRG-02LD-EL901 Rev B, 9000-DRG-03LD-EL902 Rev B, 9000-DRG-03QM-VL900 Rev A, 9000-DRG-03QM-VL901 Rev A, 9000-DRG-03QM-VL902 Rev A, 9000-DRG-03QM-RF903 Rev A, 9000-DRG-02QM-EL901 Rev B, 9000-DRG-02QM-EL902 Rev B, 9000-DRG-04QM-SE902, 9000-DRG-03T1-AL900, 9000-DRG-02TI-EL901, 9000-DRG-02T1-EL902 Rev A, 9000-DRG-03T2-VL900, 9000-DRG-03T2-VL901, 9000-DRG-03T2-RF902, 9000-DRG-02T2-EL901 Rev A, 9000-DRG-03PV-AL900, 9000-DRG-

02PV-EL901 Rev A, 9000-DRG-02LY-EL901 Rev A, 9000-DRG-02LY-EL903 Rev A, 9000-DRG-02LY- EL904 Rev A, 9000-DRG-03LY-RF011 Rev B, 9000-DRG-03CP-SB900, 9000-DRG-03CP-BO901 and 9000-DRG-02T2-EL902 Rev A.

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

Informative(s):

- 1 The proposal includes a number of amendments to the new build elements of the approved planning permission. These are summarised below by building:

Rosalind Franklin Hall:

- Rearrangement of layout of duplex apartments RFH-01 and RFH-03 to provide bedrooms at lower ground floor rather than ground floor and relocate RFH-05 and RFH-06 to improve amenity;
- Alteration to access to plant room to separate from residential access;
- Incorporation of chiller plant room in plant room area, resulting in vacant room for ancillary use;
- Two dormers joined for practical construction;
- Alteration to floor plans and roof layout;
- Alteration to the mix of units within Rosalind Franklin from 4x3 bed, 23 x 2 bed and 17 x 1 bed to 4 x 3 bed, 24 x 1 bed and 16 x 1 bed however no overall change to the mix due to alterations to the mix within Queen Mother Hall.

Lord Cameron

- Two dormers joined for practical construction;
- Alterations to the sub station;
- Alterations to the floor plans and roof layout, including removal of windows to the west elevation adjacent to dormers;

Queen Mother Hall

- Use of the basement as ancillary spa and gym, use of false chimney for pool extract;
- Alterations to floor plans and roof layout;
- Roof reworked for smoke protection;
- Alteration to the mix to compensate for amendments within Rosalind Franklin, resulting in no overall change to mix or number of units.

Town Houses

- Removal of sub basement to TH.02;
- Addition to end of terrace for extract from car park and alteration to escape stair;
- Increase in height of parapet wall by 0.5m;
- Alterations to floor plans and roof layout.

Pavilions

- Alteration to floor plans and roof layout

Lady Chapman

- Alterations to chimneys location to suit structural report;
- New dormer to west elevation adjacent to chimney;
- Alteration to the roof layout.

Basement car park

- Provision of extract plant room;
- Alteration to location of traffic control and circulation within the car park amended to improve access, number of spaces remain;
- Escape stair increased for regulations;
- Alteration to location of cycle parking, number of provision remains.

When considering the proposed amendments within the context of the parent application which was for a largescale redevelopment of the site including works of demolition, rebuild and refurbishment the proposed amendments would not significantly alter the appearance or operations of the development and as such are considered non-material.

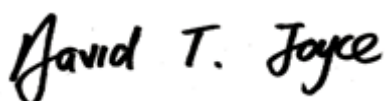
Further, all changes are minor and would be applied without a diminution of the high quality design and use of materials that is required by the host permission. The amendments would not alter the unit mix, tenure or the standard of the residential units being provided nor would there be any changes to the provision of car or cycle parking.

Given the nature of the application as non-material no consultation was undertaken. The full impact of the scheme has already been assessed by virtue of the previous approval granted on 06/04/2016 ref 2015/3936/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance or neighbour impact. The changes are considered non-material in the context of the approved scheme, both individually and cumulatively.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 06/04/2016 under reference number 2016/3936/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



David Joyce
Executive Director Supporting Communities

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