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Ms Kate Phillips  
London Borough of Camden  
Planning Department  
Camden Town Hall  
Judd Street,  
London WC1H 9JE

21 December 2016

Our Reference: 583-15

Dear Ms Phillips,

**192 HAVERSTOCK HILL, CAMDEN NW3 2AJ**

MINOR-MATERIAL AMENDMENT (REF: 2012/5319/P and as amended under consents 2014/6672, 2016/1480/P)  
PLANNING PORTAL REFERENCE: PP-05714525

I write further to our pre-application correspondence on the above site (your ref: 2016/5887/PRE).

I am pleased to advise that we have today submitted via the Planning Portal, a section 73 application seeking minor material amendments to extant consent 2012/5319/P (as amended under consents 2014/6672 and 2016/1480/P). The following documents have been submitted via the Portal in support of this application:

- Design pack prepared by Squire and Partners (including all relevant drawings)
- Noise Assessment
- Daylight/Sunlight Assessment

As discussed, the minor changes sought seek to refine the approved development which is currently being constructed on site. A detailed account of the changes sought is set out in the design pack prepared by Squire and Partners, submitted herewith. We provide a summary below:

- The double height void within the ground floor retail unit is replaced by a terrace serving the first floor apartment. This is enclosed behind the front elevation to retain a full height shop front appearance. As a result of this, the side balcony at first floor is omitted.
- The balconies on the second to fourth floors have been relocated from the side (SE) elevation to the front (SW) elevation. This provides a much better, well proportioned living space than when the balcony was on the side elevation. In design terms, putting the balconies at the front of the building and creating a more solid corner to the building was welcomed by officers. During a pre-application meeting with the Case Officer and Design Officer on 16.11.16, concern was raised regarding possible overlooking into the side

windows of Allingham Court (194 Haverstock Hill). One of the earlier versions of the scheme had introduced a fin to prevent any overlooking from the living space. It was agreed that for the majority of time the resident would be within their living room (not on the balcony), which is now set back 1.4m from the solid stone corner, providing improved privacy for both the residents of Allingham Court and the residents of the proposed scheme, when compared to the approved scheme which has an almost flush glazed window. When the balcony is in use, officers sought mitigation to avoid future residents leaning over the balustrade to look into the windows at the side of Allingham Court. Mitigation has been provided in the form of balustrades that are set in by 200mm behind the solid stone corner of the balcony.

- The facade materials on the second to fourth floors have been changed from precast stone with bronzed panels to higher quality natural stone spandrels with natural stone infill panels.
- The facade materials on the ground and first floors have been changed from sandstone to handset natural limestone modules for higher quality and reference to the adjacent station stone pillars.
- The core overrun has been replaced by a plant enclosure. The height of the plant screen is represents an increase of 400mm (40cm) from the approved scheme overrun, but remains invisible from street level (as demonstrated through long views assessment provided within the design pack). A noise assessment is submitted in supported of the proposed plant, confirming the neighbouring residential amenity will not be affected.
- The ground floor and first floor podium height has reduced by 130mm (13cm). The base of the second floor spandrel has moved up and therefore shifted the upper floors up by 85mm (8.5cm).
- The second to fourth floors have increased in height by 200mm (20cm) each. This achieves an internal floor to ceiling of 2.6m in the habitable rooms.
- The above changes are supported by an updated daylight/sunlight assessment which confirm that the minor increases in height will have no bearing on the amenity of neighbouring residents.
- The retail unit's signage zone has been defined to avoid potential for overly large signage on the shop fascia. Within the tenancy agreement between the applicant and the prospective tenant there will be a clause to ensure control over how the prospective tenants place their signage. Tenants will have the option to either have raised letters affixed to the aluminium panel, as shown in our current images, or put their own panel sign. The signage will have to be located within defined signage area illustrated, which is offset 300mm from the edge, which will maintain a bronze border and avoid overly large signage/lettering to the detriment of the building/streetscene.
- An awning is proposed and defined, consistent with this part of the character of the restaurants along the north eastern side of Haverstock Hill, maintaining synergy between the ground floor element of the proposed building and the existing retail offer along Haverstock Hill to the north. As requested by officers, the awning will be fully integrated into a panel between the signage fascia and the shop front frame; the rolling mechanism will be recessed.

A more detailed account of the changes sought, together with detailed justification is set out in the design pack prepared by Squire and Partners.

As a result of the above minor material amendments, it is sought to replace approved drawings numbers;

15047\_G200\_P\_00\_001-B Proposed Ground Floor Plan

15047\_G200\_P\_B1\_001-B Proposed Basement Level Plan

15047\_G200\_P\_01\_001-B Proposed First Floor Plan

15047\_G200\_P\_02\_001-A Proposed Second Floor Plan

15047\_G200\_P\_03\_001-A Proposed Third Floor Plan  
15047\_G200\_P\_04\_001-A Proposed Fourth Floor Plan  
15047\_G200\_P\_RF\_001-A Proposed Roof Plan  
15047\_G200\_S\_AA\_001-B Proposed Section AA  
15047\_G200\_S\_BB\_001-A Proposed Section BB  
15047\_G200\_E\_SW\_001-A Proposed South West Elevation  
15047\_G200\_E\_SE\_001-B Proposed South East Elevation  
15047\_G200\_E\_NE\_001-B Proposed North East Elevation  
15047\_G200\_E\_NW\_001-B Proposed North West Elevation

with;

15047\_G100\_P\_AL\_001-A Site Location Plan  
15047\_G200\_P\_00\_001-C Proposed Ground Floor Plan  
15047\_G200\_P\_B1\_001-C Proposed Basement Level Plan  
15047\_G200\_P\_01\_001-C Proposed First Floor Plan  
15047\_G200\_P\_02\_001-B Proposed Second Floor Plan  
15047\_G200\_P\_03\_001-B Proposed Third Floor Plan  
15047\_G200\_P\_04\_001-B Proposed Fourth Floor Plan  
15047\_G200\_P\_RF\_001-B Proposed Roof Plan  
15047\_G200\_S\_AA\_001-C Proposed Section AA  
15047\_G200\_S\_BB\_001-B Proposed Section BB  
15047\_G200\_E\_SW\_001-B Proposed South West Elevation  
15047\_G200\_E\_SE\_001-C Proposed South East Elevation  
15047\_G200\_E\_NE\_001-C Proposed North East Elevation  
15047\_G200\_E\_NW\_001-C Proposed North West Elevation.

Finally, we enclose the relevant planning application fee herewith.

I trust that the information enclosed and that submitted via the Portal is sufficient for officers to register and validate this s73 application. Should you have any questions or require any further information, please do not hesitate to contact us.

Yours Sincerely



**Mandip Sahota**