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Application Ref: **2016/6125/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

13 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:

**Site at Hawley Wharf**  
**Land bounded by Chalk Farm Road**  
**Castlehaven Road and Hawley Road**  
**London**  
**NW1 8RP**

Proposal: Various alterations including alterations to roof, fenestration, materials and housing tenure to mixed-use development of between 3 to 9 storeys approved under 2012/4628/P (as amended by 2016/3940/P dated 04/11/2016) dated 23/01/2013 for: 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.

Drawing Nos: Approved drawings: 14045 MP (00) 206 rev B; 14045 MP (00) 209 rev B; 14045 AX\_(00)\_2050 T03; 14045 AX\_(00) 1191 T01; 14045 AX\_(00)\_1221; 14045 AX\_(00)\_1231; 14045 AX\_(00)\_1201 T01; 14045 AX\_(00)\_1241 T02; 12001 WP\_(00)\_1240 P01; 12001 B\_(00)\_200 P02; 12001 B\_(00)\_201 P02; 12001 CP\_(00)\_0111 P01; 12001 CP\_(00)\_2010 P01.

Superseded drawings: 14045 MP (00) 206 rev A; 14045 MP (00) 209 rev A; 14045 AX\_(00)\_2050 T02; 14045 AX\_(00) 1191; 12001 A\_(00)\_103; 12001 A\_(00)\_104; 14045 AX\_(00)\_1201; 14045 AX\_(00)\_1241 T01; 12001 WP\_(00)\_1240; 12001 B\_(00)\_200 P01; 12001 B\_(00)\_201 P01; 12001 CP\_(00)\_0111; 12001 CP\_(00)\_2010.



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no. 65 of planning permission 2012/4628/P dated 23/01/2013 shall be replaced with the following condition:

REPLACEMENT CONDITION 65:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Masterplan: 12001\_MP\_(00)\_001; 12001\_MP\_(00)\_002; 12001\_MP\_(00)\_100; 12001\_MP\_(00)\_101; 12001\_MP\_(00)\_102 rev A; 12001\_MP\_(00)\_103; 12001\_MP\_(00)\_104; 12001\_MP\_(00)\_105; 12001\_MP\_(00)\_110; 12001\_MP\_(00)\_200 rev A; 12001\_MP\_(00)\_201 rev A; 12001\_MP\_(00)\_202 rev A; 12001\_MP\_(00)\_203 rev A; 12001\_MP\_(00)\_204 rev A; 14045 MP (00) 205A, 14045 MP (00) 206 rev B, 14045 MP 207, 14045 MP (00) 208, 14045 MP (00) 209 rev B, D1807 L101 D, 12001\_MP\_(00)\_210; 12001\_MP\_(00)\_300; 12001\_MP\_(00)\_301; 12001\_MP\_(00)\_302 rev A.

Area A: 14045 AX\_(00)\_2050 T03, 14045 AX\_(00)\_1181, 14045 AX\_(00)\_1191 T01; 12001\_A\_(00)\_102; 14045 AX\_(00)\_1221; 14045 AX\_(00)\_1231; 14045 AX\_(00)\_1201 T01, 14045 AX\_(00)\_1241 T02; 12001\_B (00) 200; 12001\_A\_(00)\_210; 12001\_A\_(00)\_211; 12001\_A\_(00)\_212 rev A; 12001\_A\_(00)\_221 rev A; 12001\_A\_(00)\_222 rev A; 12001\_A\_(00)\_230; 12001\_A\_(00)\_231; 12001\_A\_(00)\_300, D1807 L.101.

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

- 2 For the purposes of this decision, condition no. 66 of planning permission 2012/4628/P dated 23/01/2013 shall be replaced with the following condition:

REPLACEMENT CONDITION 66:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Area B: 12001 B\_(00)\_100 P02, 12001 WP\_(00)\_1210, 12001 WP\_(00)\_1220, 12001 WP\_(00)\_1230, 12001 WP\_(00)\_1240 P01; 12001 WP\_(00)\_1250; 12001\_B\_(00)\_106; 12001\_B\_(00)\_107; 12001\_B\_(00)\_108; , 12001 WP\_(00)\_1290; 14045 AX\_(00)\_1241; 12001 B\_(00)\_200 P02; 12001 B\_(00)\_201 P02; 12001\_B\_(00)\_230.

Area C: 12001 CP\_(00)\_0098, 12001 CP\_(00)\_0099, 12001 CP\_(00)\_0100, 12001 CP\_(00)\_0101, 12001 CP\_(00)\_0102, 12001 CP\_(00)\_0103, 12001 CP\_(00)\_0104, 12001 CP\_(00)\_0105, 12001 CP\_(00)\_0106, 12001 CP\_(00)\_0107, 12001 CP\_(00)\_0108, 12001 CP\_(00)\_0109, 12001 CP\_(00)\_0110, 12001 CP\_(00)\_0111 P01; 12001 CP\_(00)\_2010 P01;

12001\_C\_(00)\_200; 12001\_C\_(00)\_201 rev A; 12001\_C\_(00)\_202;  
12001\_C\_(00)\_220; 12001\_C\_(00)\_221; 12001\_C\_(00)\_222; 12001\_C\_(00)\_223;  
12001\_C\_(00)\_300.

Area D: 12001\_D\_(00)\_099; 12001\_D\_(00)\_100; 12001\_D\_(00)\_101;  
12001\_D\_(00)\_102; 12001\_D\_(00)\_103; 12001\_D\_(00)\_104; 12001\_D\_(00)\_105;  
12001\_D\_(00)\_106; 12001\_D\_(00)\_200 rev A; 12001\_D\_(00)\_220;  
12001\_D\_(00)\_300.

Demolition: 12001\_MP\_12\_001; 12001\_MP\_12\_099; 12001\_MP\_12\_100;  
12001\_MP\_12\_101; 12001\_MP\_12\_102; 12001\_MP\_12\_103;  
12001\_MP\_12\_110; 12001\_MP\_12\_111; 12001\_MP\_12\_112;  
12001\_MP\_12\_113; 12001\_MP\_12\_114; 12001\_CP\_(00)\_2000, 12001  
CP\_(00)\_2010, 12001 CP\_(00)\_2020; 12001\_MP\_12\_300; 12001\_MP\_12\_301;  
12001\_MP\_12\_302.

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

Informative(s):

#### **1 Reasons for granting permission:**

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 23/01/2013 under reference number 2012/4628/P as amended by 2016/3940/P dated 04/11/2016. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact for nearby occupiers.

##### *Summary of changes/assessment:*

Area A, Building A: Various alterations proposed including removal of chimneys, alterations to fenestration at ground and third floor level (solidity proposed at third floor level to block views to kitchen and plant area), alterations to louvres and relocation of ventilation shafts, removal of shutters at third floor level. In the context of the overall scheme, the proposed alterations are considered to have limited visual impact on the overall appearance of the development and the proposals are not considered to have any material impact on the amenity of adjoining occupiers.

Area B, Building W: Alterations including reduction in height of lift overrun, reduction in parapet height by 300mm, lowering of windows on the seventh and eighth floors, units at fourth floor level to change from market to intermediate rent tenure. In the context of the overall scheme, the proposed alterations are considered to have limited visual impact on the overall appearance of the development and the proposals are not considered to have any material impact on the amenity of adjoining occupiers. The change in tenure of the units at fourth floor level (raising the number of intermediate units from four to eight) raises the amount of affordable housing from 12% to 13%. Officers consider the 1% increase offer to be modest in the context of the overall floorspace. A Deed of Variation to the Section 106 has been secured to capture this alteration to the level of affordable

housing. This NMA will therefore not require a S106 agreement to secure this change.

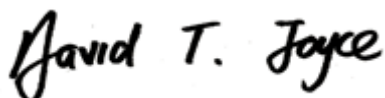
Area C, Building C: Alterations include the removal of glass balustrades on the eastern elevation, introduction of recessed brick panels in place of windows on the northern elevation, change of materials from concrete to brick at first floor level on the northern elevation, change from overhead to side opening doors at ground floor level northern elevation, increase in heights of flue at roof level. In the context of the overall scheme, the proposed alterations are considered to have limited visual impact on the overall appearance of the development and the proposals are not considered to have any material impact on the amenity of adjoining occupiers.

Viaduct Arches: Alterations include lowering of windows due to internal clash with servicing equipment, removal of opening lights to arches. In the context of the overall scheme, the proposed alterations are considered to have limited visual impact on the overall appearance of the development and the proposals are not considered to have any material impact on the amenity of adjoining occupiers.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 23/01/2013 under reference number 2012/4628/P as amended by 2016/3940/P dated 04/11/2016 and is bound by all the conditions 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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