

Mr. Philip Harvey
PCKO Architects
5-8 Hardwick Street
London
EC1R 4RG

Application Ref: **2017/0363/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

26 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
**The Greenwood Centre
Greenwood Place & Highgate Day Centre
London
NW5**

Proposal: Reduction in the size of the basement and minor internal and external alterations as indicated on the drawings and amendments to the wording of conditions 6 (landscaping) and 12 (noise insulation details); to development granted 2013/5947/P dated 18/06/14 (and varied by 2015/3151/P dated 29/07/15) for redevelopment of the sites including a new Centre for Independent Living on Greenwood Place

Drawing Nos: Approved Plans: (1213_PL_)002 Rev C; 160 Rev E; 161 Rev C; 162 Rev B; 163 Rev B; 164 Rev B; 260 Rev B; 261 Rev B; 265 Rev B, NON-MATERIAL AMENDMENT APPLICATION JANUARY 2017, Acoustic Criteria letter (ref: HT: 22766/RPB/mju) dated 01/06/2016, CR Updated Basement Proposals Letter dated 20/01/17.

Superseded Plans: (1213_PL_)002 Rev B; 160 Rev B; 161 Rev A; 162 Rev A; 163 Rev A; 164 Rev A; 260 Rev A; 261 Rev A; 265 Rev A.

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



For the purposes of this decision, condition no.2 of planning permission 2013/5947/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

location plan, 1213 PL 002_Rev_C, 1213 PL 160_Rev_E, 1213 PL 161_Rev_C, 1213 PL 162_Rev_B, 1213 PL 163_Rev_B, 1213 PL 164_Rev_B, 1213 PL 260_Rev_B, 1213 PL 261_Rev_B, 1213 PL 262_Rev_B and 1213 PL 265_Rev_B.

Supporting documents: Addendum Historic Environmental Assessment prepared by MOLAS (April 2015), Air Quality Assessment Note prepared by Air Quality Consultants (dated April 2015), Revised Sustainability Statement prepared by TGA (dated 2015), Revised Energy Statement prepared by TGA (dated April 2015), Addendum Flood Risk Assessment prepared by Campbell Reith (dated April 2015) and Revised Basement Impact Assessment prepared by Campbell Reith (dated March 2015), Accommodation schedule dated 19.11.2013_rev_E; Floor area schedule Rev_19.11.13: Sunlight & daylight report by Schroeders Begg dated August 2013; Outline Construction Environmental Management Plan by Campbell Reith dated September 2013; Draft delivery and servicing plan by Campbell Reith dated September 2013; Noise Impact Assessment by Campbell Reith dated Sept 2013; Preliminary Land Quality Statement by Campbell Reith dated September 2013; Basement Impact Assessment by Campbell Reith dated Sept 2013; Landscape Strategy Report by CBA dated Sept 2013; Planning, Design and Access Statement by Tibbalds dated Sept 2013; Arboricultural implications report by Chris Blandford dated September 2013; Phase 1 Habitat Survey by Chris Blandford dated Sept 2013; Framework Travel Plan by Campbell Reith dated November 2013; Location Accessibility Audit by Campbell Reith dated September 2013; Transport Assessment by Campbell Reith dated September 2013; Addendum Noise Impact Assessment by REC Acoustics dated 29.11.2013; Transport Assessment Addendum by Campbell Reith dated November 2013; NON-MATERIAL AMENDMENT APPLICATION JANUARY 2017; Acoustic Criteria letter (ref: HT: 22766/RPB/mju) dated 01/06/2016; CR Updated Basement Proposals Letter dated 20/01/17.

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

For the purposes of this decision, condition no.6 of planning permission 2013/5947/P shall be replaced with the following condition:

REPLACEMENT CONDITION 6

Prior to the occupation of the relevant part of the development, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

For the purposes of this decision, condition no.12 of planning permission 2013/5947/P shall be replaced with the following condition:

REPLACEMENT CONDITION 12

No work shall commence on the Greenwood Place building until a detailed scheme for noise insulation and/or mitigation has first been submitted to and approved in writing by the local planning in respect of the following:

a) Scheme of sound insulation and attenuated ventilation so as to ensure that noise from external sources shall not exceed those set out in Hann Tucker technical memorandum ref: HT: 22766/RPB/mju in any noise sensitive room

The buildings shall not be occupied until completed fully in accordance with such scheme(s) as will have been approved.

Reason: To safeguard the premises against the transmission of external noise in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting non-material amendment:

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 18/06/2014 reference 2013/5947/P and amended application approved on 29/07/2015 reference 2015/3151/P. 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 on nearby occupiers.

Variation of Condition 2

This condition would be varied to approve revised drawings of the scheme. The main changes include the significant reduction of the basement approved under 2015/3151/P dated 29/07/15. The hydrotherapy pool from the basement would be removed with the basement allowing for a plant room only. This involves a slight reposition of the basement to take it away from Deane House and the public highway which would be a benefit to the sites neighbours. In terms of physical appearance only the rear of the

building would be altered through the removal of windows to the basement pool. A Basement Impact Assessment Addendum supporting document has been submitted by Campbell Reith, confirming the acceptability of the reduced basement. The other changes as part of the scheme are minor and internal.

Variation of Condition 6

The details of the landscaping are required prior construction works commencing. Officers are satisfied that these details can be submitted prior to the occupation of the development. The details do not go to the heart of the scheme and involve above ground planting to the rear of the building which is required as part of the remediation strategy.

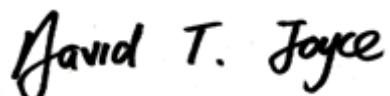
Variation of Condition 12

An assessment has been provided by an Acoustic Engineer who considers the requirements for the internal noise of the original application to be onerous. Changes have been proposed in consultation with the Council's Noise Officer who suggested an alternative condition wording. It is not considered that amending this condition would be material as it relates to the occupiers of the new development.

The context of the overall scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved development.

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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