

Miss Lizzie Cowan
Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London SE1 3JB

Application Ref: **2016/6547/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

21 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Tybalds Estate
New North Street
London
WC1N 3JT

Proposal: Amendments to the tenure mix of housing approved by planning permission ref 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 mixed tenure residential units (Class C3) and associated works.

Drawing Nos:

Superseded plans- SD1 (volume 1): Planning, Design and Access Statement prepared by Tibbalds Planning and Urban Design, Avanti Architects, Duggan Morris Architects, Mae Architects and Camlins Landscape Architects;

Proposed plans- Tybalds estate accommodation schedule dated 23.11.15 option 1; Tybalds estate NMA supporting note by Tibbalds dated November 2016; SD1 Planning, Design and Access Statement Volume 1 Revision B dated November 2016 by Tibbalds, Duggan Morris Architects, Mae, Avanti Architects and Camlins;

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 ref 2013/1014/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-

5357/4.1/ 001 (Site Location Plan); 12026-PL-00-DM-101; 12026-PL-00-DM-102; 12026-PL-00-GA-101; 12026-PL-00-GA-102; 12026-PL-00-GA-103; 12026-PL-0A-GA-201; 12026-PL-0A-GA-202; 12026-PL-0A-GA-203; 12026-PL-0A-GA-204; 12026-PL-0A-GA-205; 12026-PL-0B-GA-201; 12026-PL-0B-GA-202; 12026-PL-0B-GA-203; 12026-PL-0B-GA-204; 12026-PL-0B-GA-205; 12026-PL-00-SE-001; 12026-PL-00-SE-002; 12026-PL-02-EL-203; 12026-PL-02-EL-204; 12026-PL-02-EL-205; 12026-PL-04-EL-202; 12026-PL-02-ELX-201; 12026-PL-02-ELX-202; 12026-PL-03-ELX-201; 12026-PL-04-ELX-201; 12026-PL-5A-ELX-201; 2026-PL-5B-ELX-201; 12026-PL-6A-ELX-201; 12026-PL-00-SK-001; 12026-PL-00-SK-002; 000; 001; 002; 010; 011; 012; 013; 040; 041; 042; 043; 050; 051; 052; 053; A186- Z1 020; Z1 034 A; Z1 053; Z1 080; Z2 080; Z3 030; Z3 070; Z3 080; LL434-100-001; LL434-100-002; LL434-100-003; LL434-100-004; LL434-100-005; LL434-100-006; LL434-100-007; LL434-100-011; LL434-100-012; LL434-100-013; LL434-100-021; LL434-100-022; LL434-100-023; LL434-100-031; LL434-100-051; LL434-100-052; LL434-100-061; LL434-100-071; LL434-100-072; LL434-100-073; LL434-100-075; LL434-100-081; LL434-100-085; LL434-100-091; LL434-100-092; LL434-100-093; LL434-100-094; LL434-100-095; LL434-100-101; 10907-T129-D2; 10907-T130-D1,

2 (continued)

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A186-A-Z1-(01)-120, A186-A-Z1-(01)-130, A186-A-Z1-(01)-131 (Rev D), A186-A-Z1-(01)-132 (Rev C), A186-A-Z1-(01)-133 (Rev C), A186-A-Z1-(01)-134 (Rev B), A186-A-Z1-(01)-150 (Rev C), A186-A-Z1-(01)-151 (Rev C), A186-A-Z1-(01)-170 (Rev B), A186-A-Z1-(01)-130 (Rev D), A186-A-Z1-(01)-131 (Rev C), A186-A-Z1-(01)-132 (Rev C), A186-A-Z1-(01)-133 (Rev C), A186-A-Z1-(01)-134 (Rev D), A186-A-Z2-(01)-150 (Rev C), A186-A-Z2-(01)-151 (Rev C), A186-A-Z2-(01)-152 (Rev C), A186-A-Z2-(01)-153 (Rev C), A186-A-Z2-(01)-154 (Rev C), A186-A-Z2-(01)-170 (Rev B), A186-A-Z2-(01)-171 (Rev B),

1211_Z1-131-REV C, 1211_Z1-132-REV C, 1211_Z1-135-REV C, 1211_Z1-136-REV C, 1211_Z1-151-REV C, 1211_Z1-152-REV C, 1211_Z1-154-REV C, 1211_Z1-155-REV C, 1211_Z1-752-REV A, 1211_Z3-131-REV C, 1211_Z3-132-REV C, 1211_Z3-133-REV C, 1211_Z3-135-REV C, 1211_Z3-136-REV C, 1211_Z3-137-REV C, 1211_Z3-150-REV D, 1211_Z3-151-REV D, 1211_Z3-751-REV C,

12026-T-02-GA-00-01-I, 12026-T-02-GA-00-02-H, 12026-T-02-GA-01-01-H, 12026-T-02-GA-01-02-H, 12026-T-02-GA-02-01-H, 12026-T-02-GA-02-02-H, 12026-T-02-GA-03-01-H, 12026-T-02-GA-03-02-H, 12026-T-02-GA-04-01-H, 12026-T-02-GA-04-02-H, 12026-T-03-GA-00-H, 12026-T-03-GA-01-H, 12026-T-04-GA-00-01-H, 12026-T-04-GA-01-01-I, 12026-T-04-GA-02-01-H, 12026-T-04-GA-03-01-I, 12026-T-04-GA-03-02-G, 12026-T-04-GA-04-01-H, 12026-T-04-GA-04-02-H, 12026-T-5A-GA-00-01-H, 12026-T-5A-GA-00-02-H, 12026-T-5A-GA-01-01-H, 12026-T-5A-GA-01-02-J, 12026-T-5A-GA-02-01-H, 12026-T-5A-GA-02-02-K, 12026-T-5A-GA-03-01-H, 12026-T-5A-GA-03-02-K, 12026-T-5A-GA-04-01-H, 12026-T-5A-GA-04-02-H, 12026-T-5B-GA-00-H, 12026-T-5B-GA-01-H, 12026-T-5B-GA-02-H, 12026-T-5B-GA-03-H, 12026-T-5B-GA-04-H, 12026-T-06-GA-00-01-

I, 12026-T-06-GA-00-02-H, 12026-T-06-GA-01-01-I, 12026-T-06-GA-01-02-G, 12026-T-06-GA-02-01-H, 12026-T-06-GA-02-02-G, 12026-T-06-GA-03-01-H, 12026-T-06-GA-03-02-H, 12026-T-06-GA-04-01-H, 12026-T-06-GA-04-02-H, 12026-T-02-EL-01-E, 12026-T-02-EL-02-D, 12026-T-02-EL-03-E, 12026-T-02-EL-04-D, 12026-T-03-EL-01-E, 12026-T-03-EL-02-E, 12026-T-04-EL-01-E, 12026-T-04-EL-02-D, 12026-T-04-EL-03-D, 12026-T-5A-EL-01-F, 12026-T-5A-EL-02-D, 12026-T-5A-EL-03-G, 12026-T-5B-EL-01-E, 12026-T-5B-EL-02-D, 12026-T-5B-EL-03-E, 12026-T-06-EL-01-E, 12026-T-06-EL-02-D, 12026-T-06-EL-03-E, 12026-T-SK-51, 12026-T-SK-52A.

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SD1: Planning, Design and Access Statement Volume 1 Revision B dated November 2016 by Tibbalds, Duggan Morris Architects, Mae, Avanti Architects and Camlins; SD2: Archaeological Statement prepared by CgMS (February 2013); SD3: Heritage statement prepared by Tibbalds Planning and Urban Design (February 2013); SD4 Air Quality Assessment prepared by Campbell Reith (12/02/2013); SD5 Biodiversity Survey and Report prepared by Middlemarch Environmental (11/02/2013); SD6 Energy Statement prepared by TGA and Tibbalds Planning and Urban Design (February 2013); SD7 Sustainability Statement (including CfSH pre-assessment) prepared by TGA and Tibbalds Planning and Urban Design (February 2013); SD8 Flood Risk Assessment prepared by Campbell Reith (12/02/2013); SD9 Land Quality Statement prepared by Campbell Reith (11/02/2013); SD10 Sunlight and Daylight Assessment prepared by Rights of Light Surveyors (dated 18th February); SD11 Ambient Noise Assessment prepared by Campbell Reith (11/02/2013); SD12 Transport Assessment prepared by Campbell Reith (11/02/2013); SD13 Tree Survey prepared by Middlemarch Environmental Ltd (11/02/2013); SD14 Arboricultural Statement prepared by Middlemarch Environmental Ltd (11/02/2013); SD15 Outline Construction and Environmental Management Plan prepared by Campbell Reith (11/02/2013); SD16 Basement Impact Assessment prepared by Campbell Reith (January 2013); SD17 Pre-Application Consultation Statement prepared by Tibbalds Planning and London Borough of Camden (February 2013); Additional Landscaping Information by Camlins (dated 24th May 2013); Initial Bat Survey by Middlemarch Environmental Ltd (May 2013); Letter from Right of Light Consulting (29th May 2013)

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

Informative(s):

1 Reasons for granting approval.

The approved scheme ref 2013/1014/P had 93 mixed tenure residential units with the precise mix of tenure types referred to in the Planning, Design and Access Statement. This has had to be amended to take account of a need to accommodate the affordable housing requirements of another housing scheme at Parker House nearby, with 5 private units now to be used as affordable housing ones. The amendment also involves some tweaking of the mix of intermediate and social rented units between blocks and between phases. The approved mix involved 27 private and 66 affordable units. The proposed mix now involves 22 private and 71 affordable units. Overall this will increase the level of floorspace of affordable housing from 73.3% to 80.4%. These amendments will result in less

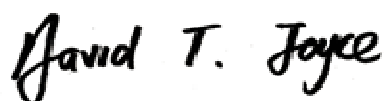
than 10% increase in affordable housing both in terms of numbers of units and in floorspace, and in less than 20% decrease in numbers of private units. These changes in tenure mix are not considered significant.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 13/05/2014 under ref 2013/1014/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 overall housing tenure and mix, physical appearance or neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 13/05/2014 under ref 2013/1014/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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

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