

bptw partnership
110-114 Norman Road
Greenwich
SE10 9QJ

Application Ref: **2017/3018/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

13 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
4-8 Haverstock Hill
London
NW3 2BL

Proposal: Reduction in the depth of the basement and provision of internal cycle store at ground floor level, as an amendment to planning permission ref 2015/0487/P dated 22/12/16 for Demolition of existing buildings, with retention of façade at Crogsland Road, and construction of a part 4/part 5 storey building with basement

Drawing Nos: Superseded: 177_GA_00S_Rev B; 177_GA_-01S; 177_GS_00_Rev F.

Proposed: 265_GA_00S_Rev C; 265_GA_-01S_Rev A; 265_GS_00_Rev G.

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 2015/0487/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2:

2. The development hereby permitted shall be carried out in accordance with the



following approved plans: 177_EE_00 A; 177-EE_01 A; 177_EE_02 A; 177_EE_03 A; 177_ES_00 A; 177_ES_1 A; 177_EX_00 A; 177_EX_01 A; 177_EX_02 A; 177_EX_R A; 177_GA_-01 F; 177_GA_00 L; 177_GA_01 J; 177_GA_02 H; 177_GA_03 H; 177_GA_04 K; 177_GA_05 J; 177_GA_-01R A; 177_GA_00R D; 177_GE_00 F; 177_GE_01 G; 177_GE_02 F; 177_GE_03 F; 177_GS_01 E; 177_GS_02 F; 177_BS_00 A; 177_BS_01 B; 177_BS_02 A; 177_LFT_00 A; 177_LFT_01 A; 177_WHC_00 A; 177_PL_01 A; 265_GA_00S_Rev C; 265_GA_-01S_Rev A; 265_GS_00_Rev G; Covering letter dated 25th May 2017; Section 96A application form; Structural Engineers' Report Addendum, by Heyne Tillett Steel; Updated Basement Impact Assessment produced by LBH Wembley

Informative(s):

1 Reasons for granting approval-

The main change within this application is the reduction in the consented depth of the basement approved under 2015/3151/P dated 29/07/15 from 9.6m (at deepest point) to 4.7m across the site. The construction of the basement would be less complex thereby having less of an impact on neighbouring properties in construction terms. An addendum to the approved Structural Engineers' Report and revised Basement Impact Assessment both conclude that the proposed reduced basement depth will have no greater impact than the currently approved basement.

A cycle store for 10 bicycles will be provided internally at ground floor level. This would not impact on the circulation space of this area. Full details of the cycle parking as required by Condition 10 of the original planning permission are still to be approved by the Council.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 22/12/2016 reference 2015/0487/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.

2 You are advised that this decision relates only to the reduction in the depth of the basement and provision of internal cycle store at ground floor level and shall only be read in the context of the substantive permission granted on 22 December 2016 under reference number 2015/0487/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

Executive Director Supporting Communities

2017/3018/P

David T. Joyce

David Joyce
Director of Regeneration and Planning

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