

Michael Cassidy
Principal Planner
Regeneration and Planning
Culture and Environment
London Borough of Camden
5 St Pancras Square
London
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02 May 2017
Abbey Area Phase 1
15-029

Dear Michael,

**ABBEY CO-OP HOUSING SITES AT CASTERBRIDGE, SNOWMAN, EMMINSTER AND
HINSTOCK AND ABBEY CO-OP COMMUNITY CENTRE AND BELSIZE ROAD CAR
PARK, ABBEY ROAD, LONDON, NW6 4DP**

APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING
ACT 1990 TO VARY CONDITIONS 6, 10, 18, 20, 26, 57, 81, 93 & 94 OF PLANNING
PERMISSION 2013/4678/P

Pollard Thomas Edwards have been instructed by Wates Construction Ltd to submit this Minor Amendment Application on behalf of London Borough of Camden for the former car park site referred to as Abbey Area Phase 1. This application is made under Section 73 of the Town and Country Planning Act 1990 (as amended) and seeks to vary several conditions supporting the Planning Permission 2013/4678/P dated 16 May 2014 and subsequent Section 73 application which is due to be approved on 28/04/17. The former decision refers to the redevelopment of the Abbey Road Housing Estate including Phases 1, 2 and 3, whilst the latter refers solely to Minor Amendments made to the Phase 1 Site only.

APPLICATION SITE AND BACKGROUND

The Abbey area regeneration site on Abbey Road comprises the housing sites at Casterbridge, Snowman, Emminster and Hinstock, the Abbey Co-op Community Centre and the Belsize Road car park. The original application was described as:

"Hybrid application for phased redevelopment of site, comprising detailed application for Phase 1 and outline application for layout and access only for Phases 2 and 3 (scale, appearance and landscaping are reserved matters). Full details provided for Phase 1 comprising: up to 141 residential units (including up to 66 affordable units) in a 14 storey tower and 6 storey block, with 522.5 sq m of retail floorspace (Class A1) and 398.9 sq m of flexible commercial floorspace (Classes A1-A5 and B1) at ground floor and associated space for parking, plant, servicing, ancillary storage and energy centre at basement level. Phase 1 includes open space and landscaping, alterations to existing highway layout and creation of new access routes, following demolition of the Belsize Road car park building. Phase 2 to comprise up to 2,500 sq m of community and health uses (Class D1) and up to 126sqm of office space (Class B1) in a two storey building following demolition of existing high level walkways. Phase 3 to comprise up to 85 residential flats in 6/7 storey blocks

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and 15 mews houses (including up to 48 affordable units), up to 120sqm of office space (Class B1) and up to 645sqm of flexible commercial floorspace (Classes A1-A5) and associated ancillary space for parking, plant and servicing in basement. Phases 2 and 3 include open space, landscaping, alterations to existing highway layout and new access routes. Phase 3 to follow demolition of the Abbey Community Centre and Hinstock and Emminster blocks including Belsize Priory Health and Medical centre, residential and commercial units and site-wide walkways"

This Section 73 application is specifically associated to Phase 1 of the scheme. Phase 1 of the development relates to the demolition and redevelopment of the multi-storey car park on the southern side of Belsize Road adjacent to the railway. The car park building has now been demolished and accordingly Phase 1 has now been implemented (as of December 2014).

Since the grant of consent, detailed design works have been ongoing and a number of practical amendments to the scheme have subsequently been identified, which constitute a minor material amendment to the approved scheme. Accordingly, this submission sets out the proposed amendments and provides guidance on the submission material provided.

This application is therefore made under Section 73 of the Town and Country Planning Act 1990 (as amended) and is supported by the following documentation:

- Completed application form;
- Schedule of Amendments (Pollard Thomas Edwards Architects);
- Approved Drawings: 510_1_PL_001E, 510_1_PL_099E, 510_1_PL_100E, 510_1_PL_101E, 510_1_PL_102E, 510_1_PL_103E, 510_1_PL_104C, 510_1_PL_105C, 510_1_PL_201C, 510_1_PL_300E, 510_1_PL_301C, 510_1_PL_302E, 510_1_PL_303E, 510_1_PL_304C, 510_1_PL_305F, 510_1_PL_306C, 510_1_PL_401C, 510_1_PL_402B, 510_1_PL_403B, 510_1_PL_404C, 510_1_PL_405B, 510_1_PL_406B, 510_1_PL_407B, 510_1_PL_408B, 510_1_PL_409B, 510_1_PL_410B
- Proposed Drawings (detailing amendments): 510_1_PL_001F, 510_1_PL_099F, 510_1_PL_100F, 510_1_PL_101F, 510_1_PL_102F, 510_1_PL_103F, 510_1_PL_104D, 510_1_PL_105D, 510_1_PL_201D, 510_1_PL_300F, 510_1_PL_301D, 510_1_PL_302F, 510_1_PL_303F, 510_1_PL_304D, 510_1_PL_305F, 510_1_PL_306D, 510_1_PL_401D, 510_1_PL_402C, 510_1_PL_403C, 510_1_PL_404D, 510_1_PL_405C, 510_1_PL_406C, 510_1_PL_407C, 510_1_PL_408C, 510_1_PL_409C, 510_1_PL_410C
- Planning Amendment Application Drawing List (Pollard Thomas Edwards);
- Application fee of £195.00 to cover the relevant planning application fee. This payment has been made directly by Wates Construction Ltd.

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PROPOSED AMENDMENTS

The proposed amendments to Phase 1 of the development are a result of ongoing design development and contractor specifications. The proposed amendments result in minor visual alterations to the proposed elevations and alterations at roof level with the incorporation of more photovoltaic panels. The amendments do not result in any land use changes or alter the level of provision of affordable housing across the development.

In summary the proposed amendments to the scheme include:

1. Change in glazed brickwork feature colour panels to residential entrances from Green to Red;
2. Change to perforated metal balustrade and privacy screen design on Blocks A to E omitting the leaf pattern design approved under Planning Condition 26 a+b (Reference 2015/3878/P discharged 22/10/15), replacing it with a standard perforated pattern;
3. Change of finish to metal cladding, curtain walls, metal balustrades and privacy screens from a bronze anodised finish to matching powder coated RAL colour;
4. Cement Particle board (unfinished with visible fixings) to replace bronze anodised metal panels to balcony soffits;
5. Brickwork walls to Blocks A and F replacing boundary timber fence/wall facing the railway line;
6. Additional PV panels to the roofs of Blocks A, B, C, D and F;
7. MVHR brick vents added to top floor levels of blocks A to F.
8. Rewording of condition 93 CfSH certification and condition 94 BREEAM certification from pre-occupation to post-occupation.

In many cases these changes are minor in nature, where in isolation these would be considered as non-material amendments. However, at the request of the planning department all details have been included within this one application.

AMENDMENT DETAILS

AM.01

The first amendment proposes a change in colour from green to red glazed brickwork feature colour panels to the residential entrances. This amendment is proposed as a result of further consultation with the client on the aesthetic qualities of the development.

AM.02

The second amendment proposed relates to a change of the metal balustrading and privacy screens on Blocks A to E. The proposal is to change from the current leaf pattern (discharged under Planning Condition 26 a+b: Reference 2015/3878/P) to a gridded circular pattern on the balconies facing the railway boundary. The leaf pattern will be retained on Block F, the prominent feature of the site. This will have little impact on the scheme, with the balconies and privacy screens in question not on the prominent Belsize Road façade.

AM.03

The third amendment proposes to alter the finish to the metal cladding, curtain walling, metal balustrades, privacy screens and canopies. This proposal is to alter the finish from an Anodised Analok 543 bronze effect finish (as discharged under Planning Condition 26 a+b: Reference 2015/3878/P) to a similar RAL 1035 colour finish. This finish change is highlighted in the materials sample sheet (PL 001_Rev B) attached to this application.

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AM.04

The fourth amendment is proposing replacing the bronze anodised metal panel balcony soffits with a Cement Particle board soffit (unfinished) screw fixed with caps to a supporting frame in Blocks A to F.

AM.05

The fifth amendment proposes to alter the rail boundary acoustic wall from a timber and concrete fence/wall to a brick wall at Blocks A and F. With the location of these areas on the site, this change will provide a more aesthetically pleasing approach along the streetscape.

AM.06

The sixth amendment proposed relates to an increase in the Photovoltaic Panel provision. There are proposed to be Photovoltaic Panels provided to roof levels on Block F, as well as on areas of green roof on Blocks A, B, C and D. This will increase the overall Photovoltaic Panel area on the scheme from approximately 195m² to 245m².

AM.07

The seventh amendment proposed relates to the addition of MVHR brick vents to the north façade of Blocks A to E at 5th floor level and 13th floor of Block F.

AM.08

The final amendment proposed relates to planning conditions 93 & 94.

Condition 93, Phase 1: Code for sustainable homes certification states:

Prior to first occupation of residential development within phase 1 a post-completion certificate which demonstrates that the residential element has achieved level 4 of the Code for Sustainable shall be submitted to and approved in writing by the local planning authority.

Condition 94, Phase 1: BREEAM certification states:

Prior to first occupation of non-residential units in phase 1 a post-completion certificate which demonstrates that the non-residential elements have achieved a rating of at least Very Good shall be submitted to and approved in writing by the local planning authority.

As certification for CfSH and BREEAM will not be available until practical completion, we request a change to the wording of both these conditions to post occupancy. We suggest 'prior to first occupation' is replaced with 'within 6 months of occupancy'.

CONDITIONS TO BE AMENDED

The proposed amendments above will have implications on nine conditions contained within the original consent.

Conditions 6, 10, 18, 20, 26, 57, 81, 93 & 94 require amending to reflect the updated drawings referred to in this letter.

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CONCLUSION

The amendments proposed for Phase 1 are a result of detailed design and further reviews of the scheme with the client. Amendments AM.01, AM.02 and AM.03 were discussed with the design officer on site in March 2017 and his comments have been incorporated into this application. An email requesting the AM.08 change was sent to the planning officer on 13 December 2016 requesting the rewording to these conditions. Amendments AM.04, AM.05, AM.06 and AM.07 have not been previously tabled to the planning department.

All amendments proposed are policy compliant and are considered to raise no new planning issues or material considerations that have not already been considered as part of the original determination process. We do not consider that there are any implications of the proposed in relation to highways or open space. Additionally, it is not considered that these alterations will materially impact upon the current applications for Phases 2 and 3 of the development.

We trust the above details along with the annotations provided on the supporting plan drawings are sufficient to explain and justify the reasoning behind the proposed amendments. Should you require any additional information, or clarification on any aspect, then please do not hesitate to contact me (020 7336 7777).

Yours sincerely



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Associate

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