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Your Ref

15 June 2017

Seonaid Carr
London Borough of Camden – Development Management
Camden Town Hall Annex
Argyle Street
London
WC1H 8ND

Dear Seonaid

KIDDERPORE AVENUE (PLANNING PORTAL REFERENCE PP-06153791) - MINOR MATERIAL AMENDMENT APPLICATION

We enclose on behalf of Barratt London (“the applicant”) a minor material amendment application (Section 73) for revisions to the approved Kidderpore Avenue redevelopment scheme (planning permission ref: 2014/7844/P).

This planning permission (which itself was a minor material amendment application (Section 73) was granted in December 2014 for:

“Variation of condition 34 (approved plans) of planning permission 2013/0685/P dated 13/09/2013 (for redevelopment of the site to create 128 residential units) namely for the following amendments: Block C - two car parking spaces to the front of the building, Block E (Art School) - relocated 3.5m towards Kidderpore Avenue, new basement, alterations to elevations, new bin store. Phase 2 amendments: Block J - terrace at level -02, extension of basement and amendments to windows and recesses, Block K - basement reduced in size and relocated (from under K1 to K2), alterations to elevations of K1 and K2, distance between K1 and K2 increased to 1.8m, enlargement of Block K by 80sqm, alteration to internal layout, Blocks L and M - amendments to elevations, Block M moved 300mm back from Kidderpore Avenue and removal of trees T21, T24, T25, T30, T31, T37, T38, T58, T65 and T68”.

Planning Background

This application would constitute the third minor material amendment application to the original planning permission. Each minor amendment application has consolidated the amendments made in the earlier version as set out below alongside the planning history.

The Original Permission

Camden Reference Number: 2013/0685/P

Date of Decision: September 2013



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Development Description: Redevelopment of the site to create 128 residential units (Class C3) including affordable housing and a community use facility (Class D1), following demolition and conversion/refurbishment of existing buildings used for student accommodation and ancillary offices (sui generis) and construction of new buildings ranging between 3 - 5 storeys in height, together with associated works to create basements, car parking, landscaping and public realm improvements.

1st Minor Material Amendment Application (Section 73)

Camden Reference Number: 2014/5593/P

Date of Decision: August 2015

Development Description: Variation of condition 34 (approved plans) of planning permission ref 2013/0685/P (dated 13/09/2013) for the redevelopment of the site for residential and community use, namely to relocate bin store, chiller units and cycle enclosures alter boundary treatment, garden layouts, roof materials and fenestration of Blocks A-C. Relocation of main entrance of Block C. Alter dormer window of Block A1. To Block D there will be no alteration to the retaining wall at level -01, alterations to cycle storage, balconies, roof layout, louvres on north-east elevation, privacy screen, increase in PV panels and new pedestrian entrance to South-west elevation. To Finchley Road elevation, installation of security gates, elevation changes and change of material to rear walkway. Alterations to Kidderpore Walk and removal of trees T15, T43 and T64, inclusion of T68 on the plan.

2nd Minor Material Amendment Application (Section 73)

Camden Reference Number: 2014/7844/P

Date of Decision: December 2015

Development Description: Variation of condition 34 (approved plans) of planning permission 2013/0685/P dated 13/09/2013 (for redevelopment of the site to create 128 residential units) namely for the following amendments: Block C - two car parking spaces to the front of the building, Block E (Art School) - relocated 3.5m towards Kidderpore Avenue, new basement, alterations to elevations, new bin store. Phase 2 amendments: Block J - terrace at level -02, extension of basement and amendments to windows and recesses, Block K - basement reduced in size and relocated (from under K1 to K2), alterations to elevations of K1 and K2, distance between K1 and K2 increased to 1.8m, enlargement of Block K by 80sqm, alteration to internal layout, Blocks L and M - amendments to elevations, Block M moved 300mm back from Kidderpore Avenue and removal of trees T21, T24, T25, T30, T31, T37, T38, T58, T65 and T68.

Deed of Variation Legal Agreements

The original planning permission was subject to a S106 legal agreement. This document has subsequently been amended by a further three deed of variation to the S106 which were included within the S73 applications and as a standalone amendment to the legal document in relation to duplication of the highways works covered in the current S106 and the agreed Section 278 works with Transport for London.

Current Approved Drawings

The development being taken forward on the site is in accordance with the 2nd Minor Material Amendment Application (reference 2014/7844/P). In the below for clarity I have identified the approved drawings of this permission. Highlighted in **blue** are the drawings unchanged from the original permission, in **green** those varied by the first S73 application and not superseded by the second S73 application, and finally in **red** those varied by the second S73 application. This

provides a consolidated approved development which is inclusive of the amendments made in the first and second S73 applications.

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

809_01_07_001 P1; 002 P1; 010 P1; 020 P1; 021 P1; 022 P1; 030 P1; 041 P1; 042 P1; 043 P1.
 809_01_07_100 P11; 101 P13; 102 P8; 103 P11; 104 P4; 105 P2; 106 P2; 107 P2; 108 P2; 109 P6;
 200 P5; 201 P2; 202 P2; 203 P2; 204 P4; 300 P1; 301 P1; 400 P3; 401P2; 402 P3; 403 P4; 404 P2;
 405 P4; 406 P5; 407 P6; 408 P4; 409 P4; 410 P3; 500 P1; 501 P1; 502 P1; 503 P1; 504 P1.
 D0159_004 B; 005 B. 809_01_07_150 P1; 151 P1; 152 P1; 153 P1; 154 P1; 155 P1; 156 P1; 157 P1;
 158 P1, 809_01_21_555 Rev P2, 10367-PV-001, 10367-PV-002, 10367-PV-003, 10367-PV-004,
 10367-PV-005, 809_04_21_700 C1, 701 C1, 702 C1, 809_01_90_509 P1, 602.1_TS02 dated 07 July
 2015, Addendum Basement Impact Assessment Block E dated February 2015 by Card Geotechnics
 Limited (CGL), Letter from CGL dated 08 January 2015, Arboricultural Implications Assessment and
 Arboricultural Method Statement Amended January 2015 by the Landscaping Partnership.

Scope of this Section 73 Application

We enclose a Section 73 application to amend Condition 34 (Approved Drawings) of the planning permission (ref: 2014/7844/P) and would propose the requirement to agree a new deed of variation legal agreement as part of this application.

Those approved drawings to be superseded are identified in the following table and an amended version of the proposed consolidated approved drawings list is provided below.

CURRENT DRAWINGS TO BE SUPERSEDED	EQUIVELANT PROPOSED DRAWING / DOCUMENT	DRAWING DESCRIPTION
809/01/07/103 Rev P11	809/01/07/103 Rev P12	Level 00 Plan
809/01/07/104 Rev P4	809/01/07/104 Rev P5	Level 01 Plan
809/01/07/109 Rev P6	809/01/07/109 Rev P8	Roof Plan
809/01/07/200 Rev P5	809/01/07/200 Rev P7	Proposed Elevations Kidderpore Avenue
809/01/07/201 Rev P2	809/01/07/201 Rev P3	Proposed Elevations Platts Lane
809/01/07/203 Rev P2	809/01/07/203 Rev P3	Proposed Elevations Courtyard NE & SWW
809/01/07/408 Rev P4	809/01/07/408 Rev P5	Block K Building Studies
809/01/07/409 Rev P4	809/01/07/409 Rev P5	Block L Building Studies
809/01/07/410 Rev P3	809/01/07/410 Rev P4	Block M Building Studies
D0159_004 Rev B	1386/004 Rev J (rev H of this document already approved under landscaping condition)	Phase 1 Landscaping Plan
D0159_005 Rev B	1386/008 Rev A (already approved under landscaping condition but included for completeness)	Phase 2 Landscaping Plan
	Transport Statement – Ref K641-01	Supplementary Transport Statement providing commentary on proposed amendment to parking.

The approved drawing list will therefore be amended as follows (new plans in **bold**):



809_01_07_001 P1; 002 P1; 010 P1; 020 P1; 021 P1; 022 P1; 030 P1; 041 P1; 042 P1; 043 P1; 809_01_07_100 P11; 101 P13; 102 P8; **103 P12; 104 P5**; 105 P2; 106 P2; 107 P2; 108 P2; **109 P8; 200 P7; 201 P3**; 202 P2; **203 P3**; 204 P4; 300 P1; 301 P1; 400 P3; 401P2; 402 P3; 403 P4; 404 P2; 405 P4; 406 P5; 407 P6; **408 P5; 409 P5; 410 P4**; 500 P1; 501 P1; 502 P1; 503 P1; 504 P1; **1386/004 J; 1386/008 Rev A**; 809_01_07_150 P1; 151 P1; 152 P1; 153 P1; 154 P1; 155 P1; 156 P1; 157 P1; 158 P1, 809_01_21_555 Rev P2, 10367-PV-001, 10367-PV-002, 10367-PV-003, 10367-PV-004, 10367-PV-005, 809_04_21_700 C1, 701 C1, 702 C1, 809_01_90_509 P1, 602.1_TS02 dated 07 July 2015, Addendum Basement Impact Assessment Block E dated February 2015 by Card Geotechnics Limited (CGL), Letter from CGL dated 08 January 2015, Arboricultural Implications Assessment and Arboricultural Method Statement Amended January 2015 by the Landscaping Partnership; **Transport Statement Ref K641/01**.

Description of Key Amendments

Block B :4 additional parking spaces and associated alterations

This amendment proposes the incorporation of 4 external parking spaces within the site boundary in front of block B bring the total number of parking spaces on the site up to 88 spaces which is significantly below the maximum capacity of 128 parking spaces under policy DP18 of the Camden Development Policies Document. The amendment includes the relocation/replacement of an existing street tree, the installation of a drop kerb and removal of approximately 2 parking spaces of parking bays along Kidderpore Avenue to facilitate access onto the parking spaces.

It is understood that Camden Council are soon to adopt a revised policy on parking within the Camden Local Plan (T2) which seek introduces a more restrictive approach on car parking provision. Whilst we understand that this emerging policy is required to be considered. In the assessment of this S73 application we consider the proposal justified in relation to transport considerations given the cumulative benefits of the proposals, the small scale nature of the amendment to the overall parking provision of the development and that this provision still falls significantly below the maximum allowance permissible under policy DP18 when the scheme was originally granted.

The proposals affect the landscaping drawing for phase 1, approved plan and Kidderpore Avenue elevation drawings with amended plans submitted within the application. Also submitted is a supplementary Transport Statement which establishes and considers the proposed amendment (provision of 4 parking spaces and removal of 2 onstreet parking permits) against planning policy and relevant census data for the area and should be referred to in any assessment.

Block K (K1 & K2), L and M – Elevation Changes

As a result of further analysis during the detailed design development minor changes are proposed to the elevations of approved buildings facing onto Kidderpore Avenue. These amendments are considered minor and have no harmful effect on the overall design quality of the proposals and are shown in in detail within drawings 809/01/07/408 Rev P5, 809/01/07/409 Rev P5, 809/01/07/410 Rev P4.

Deed of Variation

We would anticipate a further Deed of Variation to the original S106 being required. Our solicitor's details who will liaise with the Council is as follows:

Name: Matthew Steinbrecher
Company: Winckworth Sherwood
Email: msteinbrecher@wslaw.co.uk

An anticipated requirement of this deed of variation will include the works to relocate the existing sapling street tree as shown within plan K641/470 Rev A within the supplementary Transport Statement and introduce a drop kerb to provide access to the car parking spaces

We have uploaded via the planning portal (Ref: PP-06153791) the following application requirements:

- Application Form for Section 73;
- Copy of this Covering Letter detailing scope of application;
- Drawings (Architects and Landscape Drawings);
- Supplementary Transport Statement

Accompanying this hard copy submission is a cheque for £195 to cover the Section 73 application fee.

I trust that the electronic and enclosed submission are in order and look forward to receiving confirmation that the application has been validated. If you have any queries please do not hesitate to contact me on 020 3214 1869.

Yours sincerely,



JOSEPH WILSON
ASSOCIATE DIRECTOR