

PD10653/PB/KFH

Planning Portal Reference: PP-07488626

21 December 2018

Planning and Development
London Borough of Camden
5 St Pancras Square
London

Submitted online only via the planning portal reference: PP-07488626

Dear Sir/Madam

**FORMER KING'S COLLEGE LONDON HAMPSTEAD RESIDENCE, KIDDERPORE AVENUE, LONDON,
NW3 7SU
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

SECTION 73 APPLICATION

AMENDMENTS TO DRAWINGS APPROVED UNDER PLANNING PERMISSION REF. 2018/2020/P

On behalf of Mount Anvil (Kidderpore) Ltd (the Applicant), please find enclosed documents in support of this S73 application to replace drawings approved by the Planning Permission (2018/2020/P). This submission is accompanied by an application for listed building consent for the proposed description of development:

'Listed building consent sought for internal and external alterations to Kidderpore Hall to convert and modernise the building as a single family residence. Works to include the introduction of a swimming pool at lower ground floor level, insertion of roof lights and formation of terrace at roof level, refurbishment of existing windows. Internal works to include upgrade and modernisation of the services and thermal performance of the listed building, underfloor heating.'

The current application

The current application seek to vary the drawings listed under Condition 2, and the relevant documentation listed under Condition 3 of the Planning Permission 2018/2020/P.

For clarity we set out the planning history in this cover letter and in the Planning Statement that accompanies the application.

Planning Background

The description of development of the original Planning Permission (2015/3936/P) is as follows:

'Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and

three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site.'

That Planning Permission has since been amended five times by way of applications made under s96a and s73 of the TCPA 1990 (As amended).

Three applications have been made under s96a of the TCPA 1990. These applications are as follows:

Application reference: 2016/2914/P

Date of decision notice: 8 June 2016

Variation to wording of condition 14 (hard and soft landscaping) to amend the time at which details have to be submitted for approval under planning permission 2015/3936/P dated 06/04/16 (for development of the site to provide 156 residential units).

Application reference: 2016/4743/P

Date of decision notice: 21 February 2017

Description: Alterations to internal layouts, elevations and roof works of new build properties of Lord Cameron, Rosalind Franklin, Queen Mother Hall, Town Houses and Pavilions, rearrangement of units within Rosalind Franklin and Queen Mother Hall and alterations to layout of basement level car park as approved under planning permission 2015/3936/P dated 06/04/2016.

Application reference: 2017/4299/P

Date of decision notice: 25 September 2017

Description: Alteration to location of crossovers approved under planning permission 2015/3936/P dated 06/04/2016

The application was then amended under s73 of the TCP 1990, incorporating the variations listed above. This application was granted on 29 March 2018 with reference number 2017/5835/P. The proposed changes to the layout of the residential units changed the total number of proposed residential units to 150.

The description of development was:

'Variation of condition 2 (approved plans) of planning permission 2015/3936/P dated 06/04/2016 (for development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin building and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site.) namely to reconfigure the arrangement of flats within Rosalind Franklin, Queen Mother's Hall and Lady Chapman to merge 16 units to 8 and create two new

units within Rosalind Franklin, resulting in 150 units in total and two balconies to the northern elevation of Queen Mothers Hall at first and second floor levels.'

The planning permission was again amended by an application made under s73 of the TCP 1990. That application was granted on 7 November 2018 with reference 2018/2020/P. The proposed changes to the layout of the residential units changed the total number of proposed residential units to 149. The description of development for that application was as follows:

'Variation of condition 2 (approved plans) of planning permission 2015/3936/P dated 06/04/2016 and amended by 2017/5835/P dated 26/03/2018 (for development of the site to provide 156 residential units and associated works) namely to reconfigure the arrangement of flats within Queen Mother's Hall to merge 2 units to 1, resulting in 149 units in total.'

Current application

This application made under s73 of the TCPA 1990 (as amended) seeks to vary drawings listed under Condition 2 of the Planning Permission (2018/2020/P), and any relevant supporting material listed at Condition 3. The listed building consent submission is being made separately for the alterations to the listed building.

The contents of this application have previously been discussed between Ms Seonaid Carr and Mr Charles Rose at the Council and Mount Anvil, the applicant.

The background to the application and a policy assessment of the proposals are set out in the Design Statement, the Heritage Statement and the Planning Statement submitted with the application.

The proposals relate to internal changes to two consented unit layouts for market housing only, the affordable housing provision will not be affected by the proposals.

Proposed Replacement of drawings

The approved drawing to be replaced by the drawings submitted with this application are listed as follows:

- 157780 PL-KH-100 Rev 2
- 157780 PL-KH-101 Rev 4
- 157780 PL-KH-102 Rev 4

The proposed replacement drawings submitted with this application are as follows:

- 9000-DRG-03KH-LG010 Rev C6
- 9000-DRG-03KH-UG010 Rev C7
- 9000-DRG-03KH-01010 Rev C6
- 9000-DRG-03KH-02010 Rev C6
- 9000-DRG-03KH-03010 Rev C2

The submission is also accompanied by the following documents, which set out the background behind the application submission:

1. A completed application form;

2. A Site Location Plan (PL-ST-010 Rev 4) – for information and as consented Ref. 2015/3936/P;
3. A Statement on the s73 application prepared by A&Q Partnership Architects;
4. Existing and Proposed drawings as detailed in the drawing schedule prepared by A&Q Partnership;
5. A statement on the external condensers prepared by Sol Acoustics; and
6. A supporting Planning Statement prepared by Montagu Evans LLP,

Closing

We trust that this material is complete. A payment of £234.00 will be made online for the application. I would be grateful if you could confirm receipt of this material and let me know if there is anything further we are required to provide for validation of the application.

Should you require any further information or have any queries, please do not hesitate to contact Kate Falconer Hall at this office (kate.falconerhall@montagu-evans.co.uk, 02073127466).

Yours faithfully

**MONTAGU EVANS LLP**

Enc.