

An aerial photograph of the Regent's Park Estate in London, showing a mix of residential buildings, green spaces, and a large pond. The image is overlaid with a semi-transparent red rectangle containing the title and date.

Regent's Park Estate

Supporting Planning Statement

July 2019

Tibbalds

planning and urban design

Contents

1	Introduction	1
2	Amendments	2
3	Background to the proposed changes	4
4	Affordable Housing	8
5	Housing Mix	9
6	Design Changes	11
7	Conclusion	12

Quality Assurance	
Project title	Regent's Park Estate
Document title	Supporting Planning Statement
Client	LB Camden
Checked by Project Runner	AP
Approved by Project Director	LLM
Project number	5609
Location of file on server	5609 4.0 Design Work/5609 4.4 Reports & Output/5609 4.4 indd/Planning Statement/5609 Regents Park Planning Statement 13-3-2019.indd

Revision History		
Revision	Date	Status
1	13-3-2019	Draft
2	22-3-2019	Draft
3	04-7-2019	Final

1 Introduction

1.1 This statement has been prepared by Tibbalds Planning and Urban Design on behalf of the London Borough of Camden (“the applicant”), in support of an application for a minor material amendment under Section 73 of the Town and Country Planning Act 1990, which is submitted to the London Borough of Camden (“the Council”).

1.2 The application seeks to vary Condition 2 (approved drawings) of the planning permission 2015/3076/P which was granted on 9 December 2015 and proposed the following:

“Two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots including on green/open space in plots 2,3,4. Development would range from 3 to 11 storeys in height, with associated landscape and public realm works, reorganisation of car parking and associated infrastructure works, following demolition of Dick Collins Hall, Victory Public House, and the Cape of Good Hope Public House. All in association with High Speed 2 proposals”.

2 Amendments

2.1 This application for minor material amendments seeks permission for the following principle alterations to the approved scheme:

Phase 1

- **Affordable Housing:** Phase 1 of the original planning approval was 100% affordable homes split between 70 social rented homes and 24 intermediate homes. In order to be able to accommodate the changing housing need of residents in the 'red blocks' two intermediate units were allocated to affected residents as social rented homes as larger units were required to alleviate overcrowding for affected residents. These are located within The Cape of Good Hope block.
- There are no further changes proposed within Phase 1.

Phase 2

- **Affordable housing:** Due to the complexity of managing mixed tenure stair cores the Applicant has proposed that the affordable housing units are grouped together in one block rather than split across the two blocks in Phase 2.
- **Unit size mix:** Due to changes in housing need the mix of unit sizes across both blocks has been reviewed and rationalised to provide a mix that better meets the needs of the community.
- **Design Changes:** minimal alterations are proposed to the external appearance of Dick Collins Hall as a result of the amended internal layouts, affecting the position of some window and door openings. An access ladder at roof level of The Victory Pub is proposed, required for safe access and maintenance.

2.2 The approved drawings have been revised and submitted as part of this application to accommodate the above amendments and their new revision numbers are as follows:

Drawings to show external alterations of Dick Collins Hall:

North and East Elevations (approved drawing numbers) = 1328-1328-P5-302, 1328-1328-P5-301 and proposed drawing number = DCH-IW-XX-ZZ-DR-A-12.110 A).

Proposed South and West Elevation Plans (approved drawing numbers = 1328-1328-P5-303, 1328-1328-P5-

304 and proposed drawing number = DCH-IW-XX-ZZ-DR-A-12.111 A)

Proposed Sections (approved drawing numbers = 1328-1328-P5-201, 1328-1328-P5-202 and proposed drawing numbers = DCH-IW-XX-ZZ-DR-A-16.01 E, DCH-IW-XX-ZZ-DR-A-16.02 E, DCH-IW-XX-ZZ-DR-A-16.03 E, DCH-IW-XX-ZZ-DR-A-16.04 E.

Drawings to show internal alterations to Dick Collins Hall:

Site Plan (approved drawing number = 1328-1328-P5-100 and proposed drawing number = DCH-IW-XX-ZZ-DR-A-10.0.10 E)

Ground Floor Plan (approved drawing number = 1328-1328-P5-101 and proposed drawing number = DCH-IW-XX-ZZ-DR-A-12.100A)

First Floor Plan (approved drawing number = 1328-1328-P5-102 and proposed drawing number = DCH-IW-XX-ZZ-DR-A-12.101A)

Second Floor Plan (approved drawing number = 1328-1328-P5-103 and proposed drawing number = DCH-IW-XX-ZZ-DR-A-12.102A)

Third Floor Plan (approved drawing number = 1328-1328-P5-104 and proposed drawing number = DCH-IW-XX-ZZ-DR-A-12.103A)

Fourth Floor Plan (approved drawing number = 1328-1328-P5-105 and proposed drawing number = DCH-IW-XX-ZZ-DR-A-12.104A)

Roof Plan (approved drawing number = 1328-1328-P5-106 and proposed drawing number = DCH-IW-XX-ZZ-DR-A-12.105A)

Drawings to show external alterations to The Victory Pub:

West and North Elevations (approved drawing numbers = 1220 RevA, 1221 and proposed drawing number = TVP-IW-XX-ZZ-DR-A-17.02M)

East and South Elevation (approved drawing number = 1222, 1223 and proposed drawing number = TVP-IW-XX-ZZ-DR-A-17.01L and TVP-IW-XX-ZZ-DR-A-17.01L)

Roof plan (approved drawing number = 1205 and proposed drawing number = TVP-IW-XX-ZZ-DR-A-12.04E)

Drawings to show internal alterations to The Victory Pub:

Second Floor Plan (approved drawing number = 1202 and proposed drawing number = TVP-IW-XX-ZZ-DR-A-12.02E)

Third Floor Plan (approved drawing number = 1203 and proposed drawing number = TVP-IW-XX-ZZ-DR-A-12.03F)

Fourth Floor Plan (approved drawing number = 1204 and proposed drawing number = TVP-IW-XX-ZZ-DR-A-12.03F)

2.3 The Affordable Housing Plan was discharged under Condition 42 and has been updated as part of this submission. We can confirm that no other planning conditions are affected, with the remainder of buildings to be constructed as per the approved plans and the details submitted to discharge the relevant planning conditions.

2.4 The wording of the new condition 2 would therefore be as follows:

2.5 "The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers: 5436/5.4/01; P1-001; P1-100 revA; P1-101 revA; P1-102; P1-103; P1-104; P1-105; P1-106; P1-201; P1-202; P1-301; P1-302; P1-303; P1-304; P1-401; P1-402; P3-001; P3-100 revA; P3-101 revA; P3-102; P3-103; P3-104; P3-105; P3-106; P3-107; P3-201; P3-301; P3-302; P3-303; P3-304; P3-401; P3-402; P5-001; P5-401; P5-402; 1050 revA; 1120; 1121; 1122; 1123; 1150 revA; 1199; 1200 revA; 1201; 2050; 2120; 2121; 2122; 2123; 2200; 2201; 2202; 2203; 2220; 2221; 2222; 2223; 2250; 3050; 3120; 3121; 3122; 3150; 3199; 3200 revA; 3201; 3202; 3203; 3204 revA; 3205 revA; 3206; 3220 revA; 3221 revA; 3222 revA; 3223 revA; 3250 revA; 3251 revA; 4050 revA; 4120; 4121; 4122; 4123; 4150 revA; 4200 revA; 4201; 4202; 4203; 4204; 4205; 4206; 4207; 4220 revA; 4221 revA; 4222 revA; 4223 revA; 4250 revA; 4251 revA; 4252 revA; 5050 revA; 5120; 5121; 5122; 5123; 5150 revA; 5200 revA; 5201; 5202 revA; 5203; 5204 revA; 5205; 5206 revA; 5207; 5208; 5209; 5210; 5211; 5220 revA; 5221 revA; 5222 revA; 5223 revA; 5250; 5251 revA; 5252 revA; 114 RPE S1 001; 114 RPE S1 100 revB; 114 RPE S1 101; 114 RPE S1 102; 114 RPE S1 103; 114 RPE S1 104; 114 RPE S1 105; 114 RPE S2 100 revA; 114 RPE S2 101; 114 RPE S3 001; 114 RPE S3 100 revB; 114 RPE S3 101; 114 RPE S3 102; 114 RPE S3 103; 114 RPE S4 001; 114 RPE S4 100 revB; 114 RPE S4 101; 114 RPE S4 102; 114 RPE S4 103; 114 RPE S4 104; 114 RPE S4 105; 114 RPE S5 001; 114 RPE S5 100 revB; 114 RPE S5 101; 114 RPE S5 102; 114 RPE

S6 001; 114 RPE S6 100 revA; 114 RPE S6 101; 114 RPE S6 102; 114 RPE S8 001; 114 RPE S8 100 revB; 114 RPE S8 101; 114 RPE S9 001; 114 RPE S9 100 revA; 114 RPE S9 101; 114 RPE M1 001; 114 RPE M1 100 revB; 114 RPE M1 101; 114 RPE M1 102; 114 RPE M2 001; 114 RPE M2 100 revB; 114 RPE M2 101; 114 RPE M3 001; 114 RPE M3 100 revA; 114 RPE M3 101 revA; 114 RPE M3 102; 114 RPE M3 103; 114 RPE M3 104; 114 RPE M3 105; 114 RPE M3 106; 114 RPE GI 100; 114 RPE GI 200; 114 RPE GI 201; 114 RPE GI 300; 114 RPE GI 400; 114 RPE GI 500; 114 RPE GI 600; 114 RPE GI 700; 114 RPE GI 701 and 114 RPE GI 800, DCH-IW-XX-ZZ-DR-A-10.0.10 E, DCH-IW-XX-00-DR-A-12.100 A, DCH-IW-XX-01-DR-A-12.101 A, DCH-IW-XX-02-DR-A-12.102 A, DCH-IW-XX-03-DR-A-12.103 A, DCH-IW-XX-04-DR-A-12.104 A, DCH-IW-XX-R5-DR-A-12.105 A, DCH-IW-XX-ZZ-DR-A-12.110 A, DCH-IW-XX-ZZ-DR-A-12.111 A, DCH-IW-XX-ZZ-DR-A-16.01 E, DCH-IW-XX-ZZ-DR-A-16.02 E, DCH-IW-XX-ZZ-DR-A-16.03 E, DCH-IW-XX-ZZ-DR-A-16.04 E, TVP-IW-XX-ZZ-DR-A-10.0.10 F, TVP-IW-XX-ZZ-DR-A-12.02 E, TVP-IW-XX-ZZ-DR-A-12.03 F, TVP-IW-XX-ZZ-DR-A-12.04 E, TVP-IW-XX-ZZ-DR-A-16.01 D, TVP-IW-XX-ZZ-DR-A-16.02 D, TVP-IW-XX-ZZ-DR-A-16.03 D, TVP-IW-XX-ZZ-DR-A-17.01 L, TVP-IW-XX-ZZ-DR-A-17.02 M.

Supporting Documents:

Planning and Design and Access Statement, May 2015, Tibbalds Planning and Urban design, Matthew Lloyd Architects, Mae and East; Transport Assessment, May 2015, Campbell Reith; Heritage Statement, May 2015, Tibbalds Planning and Urban Design; Archaeological Statement, May 2015, Campbell Reith and Oxford Archaeology; Air Quality Statement, May 2015, Campbell Reith and Air Quality Consultants; Land Quality Statement, May 2015, Campbell Reith; Energy and Sustainability Statement, May 2015, TGA Engineers; Daylight and Sunlight Assessment (neighbouring properties), May 2015, Right of Light Consulting; Daylight and Sunlight Assessment (within development), May 2015, Right of Light Consulting; Ecology Statement, May 2015, Campbell Reith and Thomson Ecology; Noise and Vibration Assessment, May 2015, Campbell Reith and Accon UK Environmental Consultants; Flood Risk Assessment, May 2015, Campbell Reith; Outline Construction Management Plan, May 2015, Campbell Reith; Basement Impact Assessment, May 2015, Campbell Reith and Tree Survey and Arboricultural Impact Assessment, May 2015, Campbell Reith and Thomson Ecology.

3 Background to the proposed changes

Phase 1 changes

3.1 The approved housing and tenure mix for Phase 1 of the existing planning consent was based on a housing needs assessment of the affected households within the red blocks identified for demolition. The housing need assessment was a snapshot of the community living in the red blocks at the time of the planning submission but the very nature of the assessment means that this is subject to change as the make-up of households changes frequently. When the process of decanting the red blocks was undertaken there was a greater need for larger homes in the social rented tenures in order to alleviate overcrowding. In order to accommodate this change 2 of the larger sized intermediate units (in the Cape of Good Hope block) were allocated to social rented tenants. Comparison tables showing the approved and proposed mix of affordable units for phase 1 are set out below:

	Approved									Total
	Social Rented					Intermediate				
	SR 1B	SR 2B	SR 3B	SR 4B	SR 5B	INT 1B	INT 2B	INT 3B	INT 4B	
Robert Site Car Park	1	1	6	1			4			13
Rydal Water (former One Stop shop)	15	1wc	2				6			24
Varndell Street Corner		1	5	1	1					8
Newlands Plot	8 1wc	12	3	5			2		1	32
Cape of Good Hope	1		3			4	2	5		15
St Bedes	1wc		2							3
Total units	70					24				94

	Proposed									Total
	Social Rented					Intermediate				
	SR 1B	SR 2B	SR 3B	SR 4B	SR 5B	INT 1B	INT 2B	INT 3B	INT 4B	
Robert Site Car Park	1	1	6	1			4			13
Rydal Water (former One Stop shop)	15	1	2				6			24
Varndell Street Corner		1	5	1	1					8
Newlands Plot	8 1wc	12	3	5			2		1	32
Cape of Good Hope	1		5			4	2	3		15
St Bedes	1wc		2							3
Total units	72					22				94

Phase 2 changes

3.2 In order to alleviate the housing management issues associated with managing multi-tenure stair cores it is proposed that all of the units at the Victory Pub site are reallocated as affordable homes to provide a mixture of social rented and intermediate homes within one block. The private units that were within the Victory Pub site are proposed to be reallocated within the Dick Collins Hall site to provide a 100% private sale block in this location. The changes have been designed to maintain the same overall provision of affordable housing.

3.3 Due to changes in housing need the mix of unit sizes across both blocks in Phase 2 has been reviewed and rationalised to provide a mix that better meets the needs of the community. The changes have been balanced to ensure that there is still a good split between larger and smaller unit sizes within all tenures that broadly accords with the housing priority table within Camden's Local Plan.

3.4 The table below sets out the approved tenure mix and unit size split and the proposed changes:

		Additional Homes - Existing															Total
		Social Rented					Intermediate					Private					
Plot no.	Plot Name	1B	2B	3B	4B	5B	1B	2B	3B	4B	5B	1B	2B	3B	4B	5B	
4	Newlands Plot	1wc															1
5	Dick Collins Hall		1wc			2	1		1			1		5			11
8	The Victory Pub	1		1	1		1	2					1	3			10
	Total Units	7					5					10					22
	Affordable / Private split by units	12 (55%)										10 (45%)					100%
	Affordable split by tenure	58%					42%					N/A					N/A
	Habitable Rooms	34					12					45					91
	Affordable / Private split by hab room	46 (50.5 %)										45 (49.5%)					100%

		Additional Homes - Proposed															Total
		Social Rented					Intermediate					Private					
Plot no.	Plot Name	1B	2B	3B	4B	5B	1B	2B	3B	4B	5B	1B	2B	3B	4B	5B	
4	Newlands Plot	1wc															1
5	Dick Collins Hall											4	9				13
8	The Victory Pub		1wc	3			2	4									10
	Total Units	5					6					13					24
	Affordable / Private split by units	11 (46%)										13 (54%)					100%
	Affordable split by tenure	45%					55%					N/A					N/A
	Habitable Rooms	20					17					35					72
	Affordable / Private split by hab room	37 (51%)										35 (49%)					100%

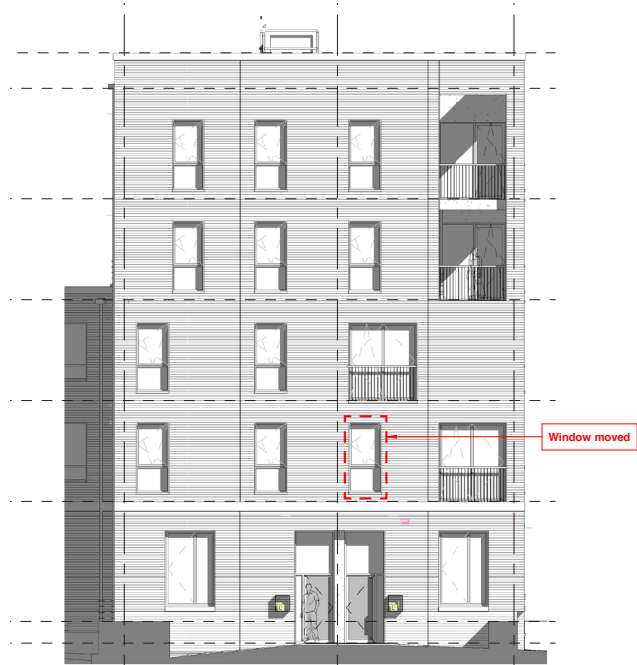
Design changes

3.5 The relocation of a first floor window on the **south elevation** at DCH.

Approved



Proposed



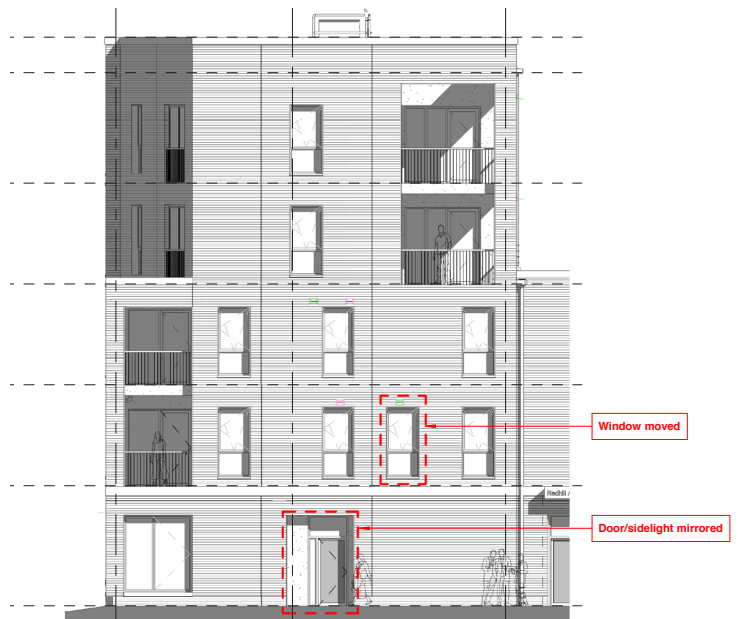
3.6 The relocation of a first floor window and modification to a ground floor door on the **north elevation** at DCH.

3.7 The mirroring of flat front entrance door to plot 1 on ground floor on north elevation at DCH.

Approved

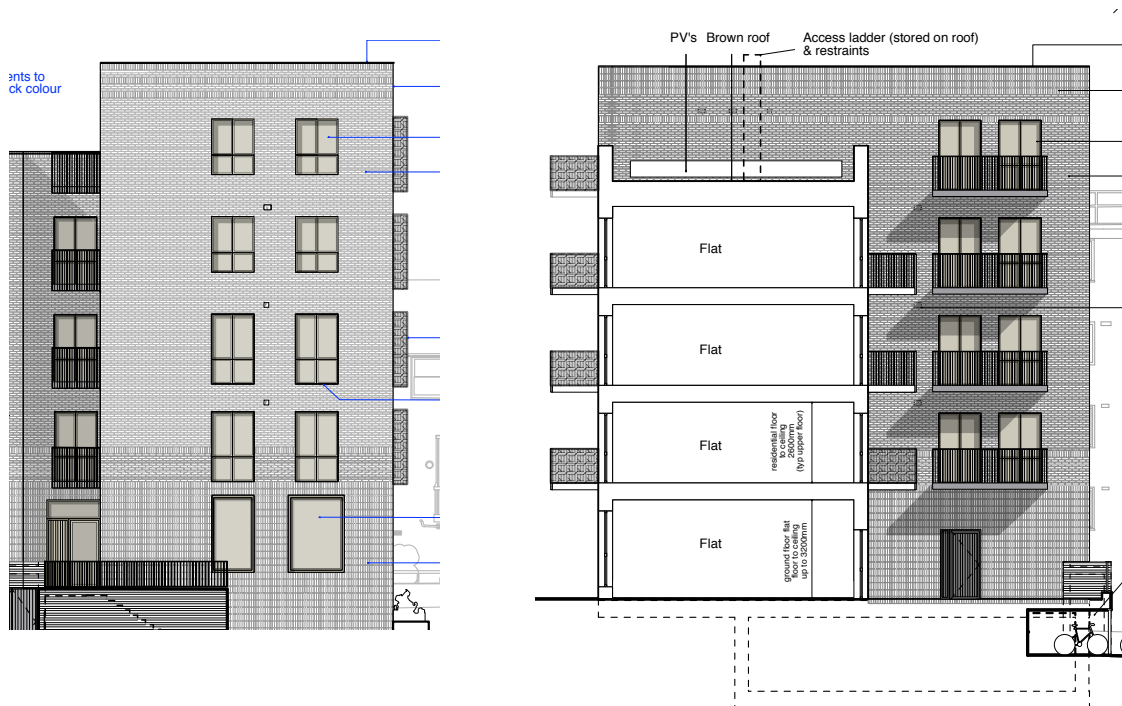


Proposed

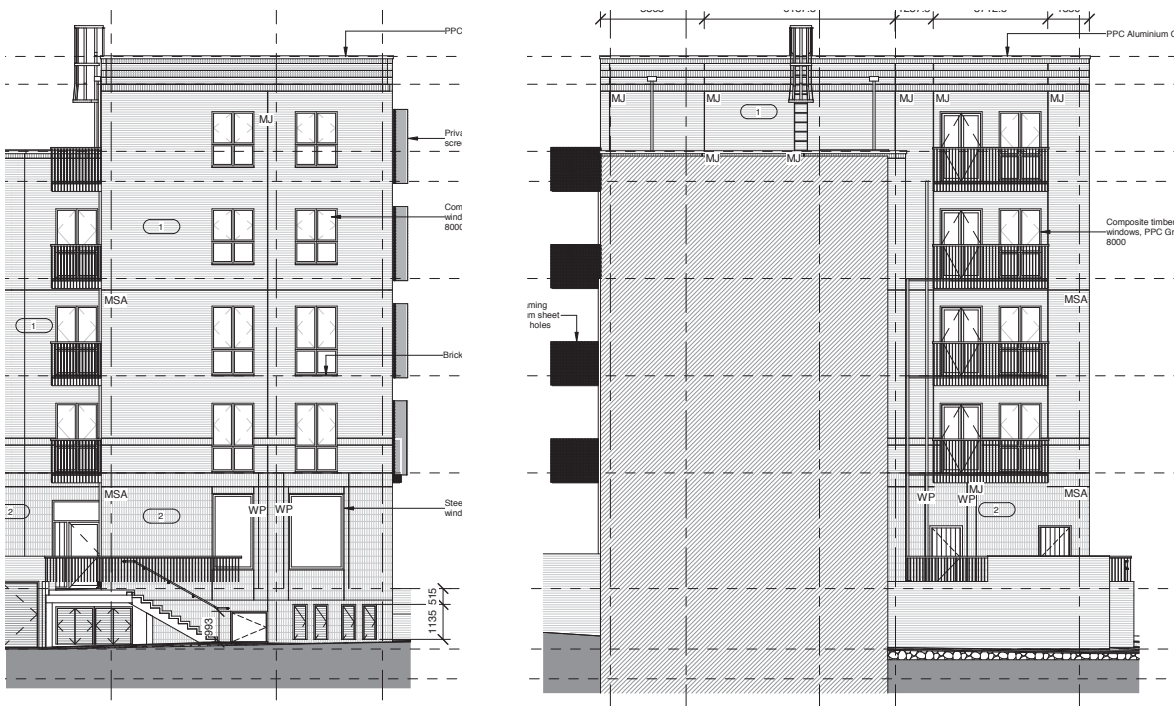


3.8 The introduction of a roof level access ladder is required for health and safety reasons, ensuring that personnel can safely access the roof for maintenance, which would otherwise not be possible.

Approved



Proposed



4 Affordable Housing

4.1 Policy H4 of the Camden Local Plan sets out the Council's aim to maximise the supply of affordable housing in the borough. The policy requires an affordable housing target of 50% where developments have capacity for over 25 dwellings, provided on-site. At the time of the original submission affordable housing was measured by floorspace whereas now this is calculated based on habitable rooms. We are therefore using habitable room figures to compare proposed against the existing scheme.

4.2 The policy also requires that a guideline mix of affordable housing types is 60% social affordable rented housing and 40% intermediate, although it is noted that this proposal is based on housing needs assessment.

4.3 The legal agreement attached to the existing planning consent set out a number of different 'scenarios' for affordable housing in the event that HS2 did not go ahead in the way it was foreseen at planning application stage. As part of this, there was a requirement to submit for approval an Affordable Housing Plan setting out which scenario was being taken forward, where the affordable units were located, the mix of unit sizes and the tenure split between intermediate and social rent. This Affordable Housing Plan was submitted and approved on the basis of Scenario 1, described in the shadow S106 Agreement as: *"where the HS2 Railway Scheme goes ahead on time and in accordance with the Government's scheduled commencement date programmed as at the date of this Agreement for January 2017"*. The plan was approved on the basis of the 'additional' Phase 2 units being delivered in line with the principles of other Community Investment Programme sites (a minimum of 50% affordable housing).

4.4 As shown in the above Phase 1 comparison tables the approved Affordable Housing Plan demonstrated a split of 70 social rented units and 24 intermediate units equating to 76% social rented and 24% intermediate provision when measured by habitable room. The amended proposals, retaining 100% affordable units, will result in 2 of the intermediate units becoming social rented units meaning that the new provision is 72 social rented units and 22 intermediate units, equating to 79% social rented provision and 21% intermediate provision when measured by habitable room. This presents an acceptable marginal increase in the percentage of social rented units within phase 1, based on housing need.

4.5 As shown in the above Phase 2 comparison table, Dick Collins Hall plot was originally approved as providing 11 units with a tenure mix of 3 x social rented units, 2 x intermediate units and 6 private units. The proposal is to increase the number of units from 11 to 13 by altering the unit sizes within the same overall consented massing and change the tenure so that all units are market sale.

4.6 The Victory Pub plot was originally approved as providing 10 units with a tenure mix of 3 x social rented units, 3 x intermediate units and 4 x private units. The proposal is to change the tenure so that all units are affordable (4 social rented units and 6 intermediate units).

4.7 A single unit within the Newlands plot (Phase 1) was, under the original application, included in the overall calculation for the Phase 2 affordable housing. As such, this unit is again taken into consideration for the proposed affordable housing calculations.

4.8 Overall, the originally approved scheme would provide a total of 12 affordable units and 10 private units within phase 2, split across Dick Collins Hall, The Victory Pub and the single unit within Newlands plot. This equates to 50.5% affordable housing by habitable room (HR) for phase 2.

4.9 The revised proposal for phase 2 is to provide 10 affordable units (The Victory Pub) and 13 private units (Dick Collins Hall). This (together with the Phase 1 Newlands unit, as previously incorporated) equates to 51% of the units being affordable when calculated by HR. Of the 10 (+ Newlands plot) affordable units being provided, 5 of these are proposed as social rented and 6 of these are proposed as intermediate, equating to 54% social rented provision and 46% intermediate provision when measured by habitable room.

4.10 The proposed amendments to phase 1 would ensure that 100% of units would remain affordable with a minor change to the tenure mix to suit housing need. The combined amendments for phase 2 would result in the overall number of units rising from 22 to 24 units and would result in 51% of units across the plots being affordable and 49% private (by HR). The proposals are in accordance with the London Plan and Camden's Local Plan.

5 Housing Mix

5.1 Policy H6 of the Camden Local Plan addresses the overall need for a mix of housing types. The policy requires that homes are high quality and accessible and secure a varied mix of homes.

5.2 Policy H7 addresses Camden's desire for developments to deliver large and small homes. It states that Camden takes a flexible approach to assessing the mix of dwellings sizes proposed in each development and will have regard to the different dwelling size priorities for social-affordable rented, intermediate and market homes.

5.3 The policy also acknowledges that the rigid application of dwelling size priorities can prejudice the financial viability of a development and will consider adjusting the mix of dwellings (particularly the mix of market dwellings) in order to achieve the maximum reasonable amount of affordable housing floorspace on the site.

5.4 Dwelling size priorities for Camden are set out below:

	1bed	2bed	3bed	4bed
Social affordable	lower	high	high	medium
Intermediate	high	medium	lower	lower
Market	lower	high	high	lower

5.5 The proposed overall mix of units is set out in the tables included in section 3. The tables below set out the mix of social rented and intermediate units across the sites in phase 1 and phase 2 affected by the proposals.

5.6 Phase 1 intermediate and social rented units (approved).

Approved												
Plot No.	Plot Name	SR 1B	SR 2B	SR 3B	SR 4B	SR 5B	INT 1B	INT 2B	INT 3B	INT 4B	INT 5B	Total
6	Cape of Good Hope	1		3			4	2	5			15
Total units		4					11					15

5.7 Phase 1 intermediate and social rented units (proposed).

Proposed												
Plot No.	Plot Name	SR 1B	SR 2B	SR 3B	SR 4B	SR 5B	INT 1B	INT 2B	INT 3B	INT 4B	INT 5B	Total
6	Cape of Good Hope	1		5			4	2	3			15
Total units		6					9					15

5.8 Phase 2 intermediate and social rented units (approved) *NB This includes Newlands.

Approved												
Plot No.	Plot Name	SR 1B	SR 2B	SR 3B	SR 4B	SR 5B	INT 1B	INT 2B	INT 3B	INT 4B	INT 5B	Total
4	Newlands (Phase 1)	1 (wc)										1
5	Dick Collins Hall		1 (wc)			2	1		1			5
8	The Victory Pub	1		1	1		1	2				6
Total units		7					5					12

5.9 Phase 2 intermediate and social rented units (proposed).

Proposed												
Plot No.	Plot Name	SR 1B	SR 2B	SR 3B	SR 4B	SR 5B	INT 1B	INT 2B	INT 3B	INT 4B	INT 5B	Total
4	Newlands (Phase 1)	1 (wc)										1
5	Dick Collins Hall											
8	The Victory Pub		1 (wc)	3			2	4				10
Total units		5					6					11

5.10 The above Phase 1 comparison table shows that the proposed mix of units for the social affordable tenure is: 1 x 1 bed (17%) and 5 x 3 bed (83%). This mix is in accordance with the Local Plan mix table.

5.11 The proposed mix of units for the intermediate tenure is: 4 x 1 bed (44%); 2 x 2 bed (22%) and 3 x 3 bed (33%). This mix is broadly in accordance with the objectives of the above Local Plan mix table.

5.12 The above Phase 2 comparison table shows that the proposed mix of units for the social affordable tenure is: 1 x 1bed (20%); 1 x 2b (20%); and 3 x 3b (60%). This mix is in accordance with the objectives of the above Local Plan mix table.

5.13 The proposed mix of units for the intermediate tenure is: 2 x 1b (33%); and 4 x 2b (67%). This mix is broadly in accordance with the Local Plan mix table.

5.14 The proposed mix of units for the market tenure is: 4 x 1b (31%); and 9 x 2b (69%). The majority of the 2 beds are large 2b4p units. This mix is broadly in accordance with the targets set within the above Local Plan mix table.

5.15 The proposed mix of unit sizes for the Dick Collins Hall and Victory Pub plots provide a range of homes within the lower, medium and high priorities, as set out in the above Local Plan mix table (policy H7).

5.16 Two wheelchair units were previously approved in Phase 2. One of these was a 2B social rented unit in Dick Collins Hall and the other was a 1B social rented unit within Newlands (as previously mentioned, the single Newlands unit within Phase 1 was included in the Phase 2 calculations, hence its inclusion here). As proposed, one 1B social rented wheelchair unit is provided in Newlands (Phase 1) and one 2B social rented unit will be provided within The Victory Pub plot.

5.17 It is noted that a number of units within Phase 1 were built with Level Access Showers based on family dynamic. The properties are fully adaptable and have been built to Lifetime Homes Standard, making future adaptation possible.

6 Design Changes

6.1 Policy D1 of the Camden Local Plan concerns high quality design and requires that development, amongst other things, respects local context and character, integrates well with the surrounding streets and open spaces and is inclusive and accessible for all.

6.2 There have been no external alterations to the blocks in phase 1 as a result of the proposed minor amendments.

6.3 In Phase 2, there would be minimal alterations to the external elevations of Dick Collins Hall as a result of the proposals, as set out in section 2. An external access ladder is proposed at The Victory Pub to provide safe access to roof level for maintenance purposes. The external massing for both buildings would remain as approved.

6.4 These minor changes to Dick Collins Hall would be non-material in nature and would not affect the overall architectural intent of the approved scheme, in accordance with the objectives of policy D1.

7 Conclusion

7.1 This application for minor material amendments to the approved planning permission ref. 2015/3076/P seeks permission for changes to phases 1 and 2 of the scheme, of the approved scheme including the affordable housing mix, unit size mix and external elevations in order to better accommodate the needs of the displaced community at the Regent's Park Estate.


7.2 The amendments to phase 1 retain 100% affordable housing levels and deliver greater than policy requirement levels of affordable housing, providing 2 previously allocated intermediate units as social rented units.

7.3 The amendments to phase 2 deliver greater than policy requirement levels of affordable housing of 51% (by habitable rooms).

7.4 The proposed housing mix for the amended blocks within phases 1 and 2 is broadly in accordance with the dwelling size mix table within policy H7 of Camden's Local Plan and reflects the current housing need.

7.5 The proposed design changes affecting the external elevations of Dick Collins Hall and The Victory Pub and are non-material in nature and retain the original design intent of the approved scheme.

7.6 For the above reasons, the minor material amendments are acceptable in planning policy terms.

An aerial photograph of a city, likely London, with a red overlay. The image shows a dense urban area with many buildings, streets, and green spaces. A large body of water is visible on the left side. The red overlay is semi-transparent, allowing the underlying image to be seen.

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

Telephone
020 7089 2121

mail@tibbalds.co.uk
www.tibbalds.co.uk