

Ms Mia Scaggiante  
Savills (UK) Ltd  
Finsbury Circus House  
15 Finsbury  
London  
EC2M 7EB

Application Ref: **2019/2320/P**  
Please ask for: **David Fowler**  
Telephone: 020 7974 **2123**

6 August 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**18-22 Haverstock Hill**  
**London**  
**NW3 2BL**

Proposal: Variation of condition 2 (Approved plans), discharge of 7 (Appointment of Engineer), change to trigger of 12 (Sound Insulation details) and discharge of 16 (Bird and bat boxes) granted under reference 2018/2179/P dated 28/01/19 (for: demolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of a new building comprising ground plus basement and five upper floors for use as 29 no. dwellings (Class C3) and flexible Class A1/A2/A3/A4) AMENDMENTS namely minor internal alterations, reconfiguring residential entrance and retail units at ground floor level, reallocation wheelchair units, new windows.

Drawing Nos: Superseded plans/documents:

AP B1 00 099, AP 00 00 100, AP 01 00 101, AP 02 00 102, AP 03 00 103, AP 04 00 104, AP 05 00 105, AP SW EL 140, AP NW EL 141, AP NE EL 142, AP SE EL 143, AP XX S 150, AP XX S 151, AP XX S 152.

Revised and additional plans/documents:

AP B1 00 099 A, AP 00 00 100 A, AP 01 00 101 A, AP 02 00 102 A, AP 03 00 103 A, AP 04 00 104 A, AP 05 00 105 A, AP SW EL 140 A, AP NW EL 141 A, AP NE EL 142 A, AP SE EL 143 A, AP XX S 150 A, AP XX S 151 A, AP XX S 152 A.

Haverstock Hill S73 Proposed Accommodation Schedule Rev B (Vabel) Thu 25 Apr 2019, Structural Note (Engineeria) 16 April 2019, Condition 16 Biodiversity - Supporting



Document A (Vabel) 25 April 2019, Letter regarding engineer appointment (Michael Chester and Partners) 29th April 2019, 18-22 Haverstock Hill - Revised Planning Submission: Daylight and Sunlight (EB7 Ltd) 2019, Energy Strategy Modification (Integration Consultancy Limited) 24 April 2019, "Retail Supporting Note dated 29th March 2019, prepared by Third Sector Property (TSP), Retail Supporting Note dated 25th April 2019, prepared by Levy Real Estate; Proposed Area Schedule Rev B dated 25th April 2019, prepared by Vabel; Document titled "Section 73 Description of Proposed Amendments", prepared by Vabel;

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

#### REPLACEMENT CONDITION 2

Approved drawings

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

Existing:

AP 00 01 001, AP B1 01 009, AP 00 01 010, AP 00 01 011, AP 02 01 012, AP 03 01 013.

Proposed:

AP B1 00 099 A, AP 00 00 100 A, AP 01 00 101 A, AP 02 00 102 A, AP 03 00 103 A, AP 04 00 104 A, AP 05 00 105 A, AP R 00 106, AP SW EL 140 A, AP NW EL 141 A, AP NE EL 142 A, AP SE EL 143 A, AP XX S 150 A, AP XX S 151 A, AP XX S 152 A, A LXX 21 300, A LXX 21 301, A LXX 21 302.

Documents:

Planning Statement (Savills UK Ltd) May 2018, Transport Statement (TPA) March 2018, Internal Daylight Report (Studio 1b) 26th April 2018, Noise Assessment v2 (ITP) 27/03/18, Air Quality Impact Assessment (ITP) 21/03/18, Energy Assessment v3 (Silcock Dawson & Partners) Mar 2018, Arboricultural Impact Assessment (Greengage) April 2018, Preliminary Ecological Appraisal (Greengage) April 2018, Concept Design Report & Basement Impact Assessment P2 (Engineeria) 23.04.2018, Draft Construction Management Plan v1 (PPR Estates) 25/04/2018, Design & Access Statement (Piercy & Co.) 27th April 2018, Pre-application Consultation Statement (GL Hearn) April 2018, Sustainability Statement (Silcock Dawson & Partners) 01/05/2018, Desk Study & Ground Investigation Report (Engineeria Limited) August 2018, Affordable Provision (Piercy & Co.) 29th August 2018, Haverstock Hill S73 Proposed Accommodation Schedule Rev B (Vabel) Thu 25 Apr 2019, Structural Note (Engineeria) 16 April 2019, Condition 16 Biodiversity - Supporting Document A (Vabel) 25 April 2019, Letter regarding engineer appointment (Michael Chester and Partners) 29th April 2019, 18-22 Haverstock Hill - Revised Planning Submission: Daylight and Sunlight (EB7 Ltd) 2019, Energy Strategy Modification (Integration Consultancy Limited) 24 April 2019, "Retail Supporting Note dated 29th March 2019, prepared by Third Sector Property (TSP), Retail Supporting Note dated 25th April 2019, prepared by Levy Real Estate; Proposed Area Schedule Rev B dated 25th April 2019, prepared by Vabel; Document titled "Section 73 Description of Proposed Amendments", prepared by Vabel; Email dated 06/08/19 from Daniel Baliti.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### REPLACEMENT CONDITION 7

Suitable qualified engineer

The approved engineer (application reference 2019/2320/P) shall inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design. Any subsequent change or reappointment shall be confirmed to the Council in writing forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

#### REPLACEMENT CONDITION 12

Sound insulation

Prior to commencement of the relevant part of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating the commercial and residential premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with Camden Local Plan policy A1.

#### REPLACEMENT CONDITION 16

Biodiversity Enhancements

The development shall be built incorporating all the bird and bat boxes approved under application 2019/2320/P or other details subsequently submitted for approval. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and Camden Local Plan policy A3.

Informative(s):

- 1 Reason for granting non-material amendments:  
Condition 2 - Approved Plans  
Internally, the alterations consist:  
- Alterations to the residential units are proposed, including changing rooms around, adding doorways and partitions, slightly moving walls.  
None of these changes are considered significant. There are no changes to the unit number or mix and all would still meet national space standards. All flats would still retain good amenity levels. The two units earmarked for potential affordable intermediate use would not be affected in terms of floor area or amenity.

- The re-allocation of the three M4(3) (wheelchair adaptable) units from the 3bed duplex units at ground/basement levels to 1bed units on first, second and third floors.

The provision of three units would still be part M4(3) complaint, in line with London Plan policy 3.5.

- Amendments to the layout of the basement plant and the provision of air source heat pump to further reduce carbon emissions.

These are not considered contentious or to materially alter the proposals. A Sustainability Officer has confirmed this is a positive move. The sustainability features of the proposals are secured via a section 106 obligation attached to the original application.

Externally, the alterations consist:

- Changes to door and window openings to reflect the internal alterations.

These changes do not materially affect the appearance of the proposed building or the amenity of neighbouring properties.

- New windows proposed on the Haverstock School side of the building (NW elevation).

These windows would be located adjacent to approved windows and there would therefore not be a material increase in overlooking.

- Minor reduction in massing on the front elevation.

- Reconfiguration of the residential entrance and the retail units at ground floor level

- splitting the retail floorspace into two spaces. There would be no loss of retail floorspace.

The external changes are very minor and will not impact on any neighbouring properties in terms of loss of light or overlooking. These changes do not reduce the design quality of the proposals.

Condition 7 - Appointment of engineer

A letter has been submitted as part of this application, which confirms that the basement engineer appointed to oversee the works has the suitable qualifications required. The site experiences slope stability issues and the engineer has the necessary CEng qualification for this.

Condition 7 is therefore discharged and the wording has been amended to a compliance condition.

Condition 12 - Sound insulation

This application amends the trigger for this condition to be prior to commencement of the 'relevant part' of the development. The council's Noise Officer has assessed this proposed change and is satisfied. Officers consider that this condition can therefore be amended accordingly, and this would not be a material change as the details will still be agreed before anyone occupies the development.

Condition 16 - Bird and bat boxes

Details of bird and bat boxes have been submitted. The Biodiversity Officer has assessed these details and is satisfied. Officers consider that this condition can be changed to a compliance condition and that the details are discharged.

One comment was received stating that affordable housing is required in this area

and asking if it will be provided. The original application left open the possibility of providing intermediate rent units, which was secured via section 106 obligation. The current application does affect this.

None of the other conditions attached to the original permission are affected by the amendments.

Given the above, the proposed amendments are considered non-material.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 28/01/2019 under reference number 2018/2179/P and is bound by all the conditions attached to that permission.
- 3 New plant  
  
Full details of any new plant, including housing, will still need to be submitted to discharge condition 14. All plant would have to comply with condition 13 on noise levels.
- 4 The amendments granted under this application with regards sustainability are considered positive and the information submitted is sufficient to update the approved sustainability plan.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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