

Supplementary Information for Planning Committee

22nd March 2018

Agenda Item: 7(4)
Application Numbers: 2017/2883/P
Address: 1 Hampshire Street, London NW5 2TE

1. Additional relevant planning history

- 1.1. Since the report was published, on 13 March 2018, the council resolved to grant Prior Approval for the 'change of use from light industrial (B1c) to residential (C3) to provide 14 (13 x 1 bed and 1 x 2 bed) units' for this site (planning ref: 2017/7070/P). This prior approval is subject to a Section 106 legal agreement securing car free housing.
- 1.2. This Prior Approval provides the applicant with a fall-back position which is also a material planning consideration. This permission granted under the Town and Country Planning (General Permitted Development) Order 2015 allows the change of use of the building 14 flats, but does not require or secure the other planning benefits of the current proposal, including those summarised at paragraph 7.4 of the report (other than the car free obligation).

2. Amended drawings

- 2.1. The incorrect and superseded proposed drawing pack was included in the public reports pack of the published agenda. The correct and up to date set of proposed drawings is therefore provided below at the end of this supplementary information. Accordingly, condition 2 has been updated as follows (updated drawings shown in bold):

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

Site location plan (100 P.01)
Existing drawings: 210 P.01; 211 P.01; 220 P.01; 230 P.01;

Proposed drawings: 101 P.04; 310 P.07; 311 P.05; 312 P.05; **313 P.06**; 314 P.04; 410 P.02; 500 P.03; **510 P.05**; 511 P.02; 512 P.02; 513 P.02; 710 P.03;

Supporting documents: Area Schedule dated 2017.04.10; Daylight and Sunlight Study (Neighbouring Properties) prepared by Right of Light Consulting dated 28 April 2017; Daylight and Sunlight Study (Within Development) prepared by Right of Light Consulting dated 28 April 2017; Assessment Of Economic Viability prepared by Bidwells dated May 2017; Sustainable Drainage Systems and Flood Risk Assessment Report prepared by BE dated 17 July 2017; Tree Constraints Plan CCL 09675; Arboricultural Report prepared by Crown Consultants 20 April 2017; Tree schedule; Transport Statement prepared by Ardent dated May 2017; Energy and Sustainability Statement incl appendices prepared by BE dated 18/05/2017; Built Heritage Statement prepared by CGMS dated May 2017; Zero Carbon Homes Offset Payments; Design and Access Statement prepared by SADA Architecture dated May 2017; Planning statement; Mann Smith Viability Report dated 1/8/17; Supplementary DAS prepared by SADA Architecture dated September 2017; Domestic Overheating Assessment prepared by BE dated 17/5/17; Bauder Intensive Substrate technical data sheet 21-10-2015; Appendix C Green Roof Flow Capacity Calculations submitted 09/02/2018; Brownfield Estimation Of Peak Flow Rate Of Runoff submitted 09/02/2018; Bauder General Maintenance Information; Attenuation Storage Volume submitted 09/02/2018

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

3. Independent Viability Report

- 3.1. The independent viability report was omitted from the public reports pack of the published agenda. The viability report and the addendum report prepared by BPS have there been attached below.