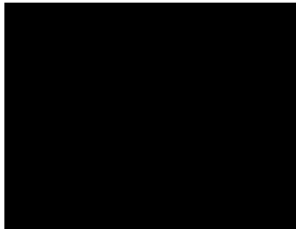



7th November 2019

David Fowler
Planning Service
London Borough of Camden
5 Pancras Square
London
N1C 4AG



Dear David,

18-22 HAVERSTOCK HILL, LONDON NW3 2BL

SUBMISSION OF APPLICATION FOR NON MATERIAL AMENDMENT UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

I write on behalf of the applicant, Vabel Haverstock Limited in respect of a Non-Material Amendment Application under Section 96a of the Town and Country Planning Act 1990 (as amended).

Background – Approved Description of Development

By way of background, full planning permission for development at the site was granted on 28 January 2019 with the following description of development (ref: 2018/2179/P):

“Demolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of 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 together with cycle parking, landscaping, refuse and associated works.”

The above planning permission was subject to a Non-Material Amendment (NMA) dated 6 August 2019 (Ref: 2019/2320/P) as follows:

“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.”

This NMA (ref: 2019/2320/P) also included the following replacement planning conditions: 2 (approved drawings); 7 (suitable qualified engineer); 12 (sound insulation); and 16 (biodiversity enhancements).

Submission Documents





This new NMA Application has been submitted electronically via the Planning Portal under the above reference number and comprises the following documents:

- **Design Statement**, prepared by Vabel;
- **Drawing Register** (list of approved drawings and proposed replacement drawings), prepared by Vabel;
 - **Location Plan**,
 - **Approved Drawing as per listed within NMA**, Prepared by Vabel;
 - **Proposed Replacement Drawings**, prepared by Vabel
- **This Letter**, prepared by Savills Planning .

In addition to the above, a completed Application Form has been submitted. The Statutory planning fee for the application will be paid under separate cover.

Proposed Non-Material Amendment

This new NMA application is made under Section 96a of the Town and Country Planning Act 1990 following correspondence with the Local Planning Authority in relation to the below amendments to the approved development. Section 96a of the Town and Country Planning Act 1990 sets out the Council's power to make non-material changes to planning permission. It states:

- A Local Planning Authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.
- In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

As set out in the National Planning Practice Guidance (NPPG) (Paragraph 002 Reference ID:17A-002-20140306), there is no statutory definition of 'non-material' because it is dependent on the context of the overall scheme. The Applicant has informally consulted with the Council who confirmed that the proposed amendments herein are non-material.

The NMA amendments subject to this application proposes the following:

"Non-Material Amendment to Planning Permission (dated 28 January 2019, ref. 2018/2179/PDemolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of 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 together with cycle parking, landscaping, refuse and associated works); AMENDMENTS namely: minor design amendments including relocation of commercial refuse store, front ground floor elevation alterations, window alterations, , revised balcony glazing and provision of a discreet service ladder."



In summary, this application proposes the following minor design revisions:

1. The relocation of the commercial refuse store from the basement to the ground floor with discreet direct access provided to the street;
2. An extension to the small convex brickwork corner down to ground level and to align the openings with the floors above.
3. A second door-set is provided to the commercial shop requiring adjustments to the arrangement of the commercial shop front glazing and mullions
4. Minor alterations are proposed to the window openings to the rear North East and North West Elevations along the boundary.
5. The design of the protruding box windows to the one-bedroom units along the North West façade has been developed and the proposal seeks to link these boxes into a single form of the same width and depth.
6. The balcony glazing configuration to unit 1.07, 2.07 and 3.07 has been revised to match the design of the front elevation.
7. Provision of a discreet service ladder above the communal staircase in order to provide safe access to the roof of the main building.

Summary

The proposal would continue to fully accord with national, regional and local Planning Policy. Accordingly, we respectfully request that the Council agree the amendments are non-material.

I trust that the enclosed is in order and I look forward to receiving prompt confirmation that the application has been validated. In the meantime please feel free to contact me or my colleague Richard Ketelle [REDACTED] if you have any queries or would like to discuss further.

Yours sincerely,



Mia Scaggiante
Associate Director

CC Vabel Haverstock Limited
Enc. As above