

Ms Mia Scaggiante
Savills
Finsbury Circus House
15 Finsbury Circus
London
EC2M 7EB

Application Ref: **2019/5653/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

17 December 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) for a Non-Material Amendment to facilitate 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 granted under reference 2018/2179/P dated 28/01/19, amended by application reference 2019/2320/P dated 06/08/2019 for 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).

Drawing Nos: Superseded plans/documents: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 R 00 106, AP SW EL 140, AP NW EL 141, AP NE EL 142, AP SE EL 143.

Revised and additional plans/documents:

AP B1 00 099B, AP 00 00 100B, AP 01 00 101B, AP 02 00 102B, AP 03 00 103B, AP 04 00 104B, AP 05 00 105B, AP R 00 106B, AP SW EL 140B, AP NW EL 141B, AP NE EL 142B, AP SE EL 143B.



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

For the purposes of this decision, condition no. 2 of planning permission 2018/2179/P dated 28/01/19, amended by application reference 2019/2320/P dated 06/08/2019 shall be replaced with the following condition:

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 099B, AP 00 00 100B, AP 01 00 101B, AP 02 00 102B, AP 03 00 103B, AP 04 00 104B, AP 05 00 105B, AP R 00 106B, AP SW EL 140B, AP NW EL 141B, AP NE EL 142B, AP SE EL 143B, 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; "18-22 Haverstock Hill Section 96a Design Statement" prepared by Vabel.

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

Informative(s):

1 Reason for granting non-material amendments:

The amendments to the ground floor frontage are in keeping with the approved front elevation and will improve the alignment with the fenestration above.

The amendments in terms of position and size of windows and the window box are very minor in nature and will not affect the overall composition. These changes will not result in more overlooking or other impact in terms of amenity than the approved scheme.

The ladder on the roof is set back and will not be readily visible from public areas.

No comments were received on the application.

These changes do not reduce the design quality of the proposals and will have no material impact on amenity. 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 , amended by application reference 2019/2320/P dated 06/08/2019 and is bound by all the conditions attached to that permission.

3 You are advised that the following conditions attached to planning permission reference 2018/2179/P granted on 28/01/2019, amended by application reference 2019/2320/P dated 06/08/2019, still need to be discharged: 3, 8, 11, 14, 19.

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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