

Application ref: 2020/0589/P  
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Date: 13 February 2020

**Development Management**  
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Tibbalds Planning and Urban Design Ltd.  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Regent's Park Estate**  
**Robert Street**  
**London**  
**NW13FB**

Proposal: Amendment to development description in relation to unit number and addition of condition to confirm unit number of planning permission 2015/3076/P dated 09/12/2015 (as amended by 2016/4901/P dated 10/03/2017) (for a two-phased mixed use development to provide residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots) in association with High Speed 2 proposals.)

Drawing Nos: Cover Letter from Tibbalds dated 06/02/2020

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, the following condition is added to planning permission 2015/3076/P dated 09/12/2015 (as amended by 2016/4901/P dated 10/03/2017):

The development hereby approved shall provide 116 residential units (Class C3).

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

For the purposes of this decision, the description of development for planning

permission reference 2015/3076/P dated 09/12/2015 (as amended by 2016/4901/P dated 10/03/2017) shall be replaced with the following description:

Two-phased mixed use development to provide new and replacement 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.

Informative(s):

1 Reason for granting approval:

The amendments to the approved scheme include alterations to wording of the development description. No physical alterations are proposed. The new description will omit the reference to the number of residential units and these will be secured via condition rather than included within the description of development. Removal of the number of residential units would have no material impact on the planning permission, as the description still identifies the uses of the development.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under reference number 2015/3076/P dated 09/12/2015 (as amended by 2016/4901/P dated 10/03/2017). In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

2 You are advised that this decision relates only to the removal of the number of residential units from the description of development and shall only be read in the context of the substantive 2015/3076/P dated 09/12/2015 (as amended by 2016/4901/P dated 10/03/2017) and is bound by all the conditions attached to that permission.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope

Chief Planning Officer

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