

Application ref: 2020/1019/P
Contact: Kristina Smith
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Date: 31 March 2020

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Quod
13-17 Quod Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Land bounded by Haverstock Road, Wellesley Road and Vicars Road including nos. 121-211 Bacton Low Rise Estate, 113A, 115 and 117 Wellesley Road and 2-16 Vicars Road
London
NW5**

Proposal: Amendment to planning permission 2012/6338/P dated 25/04/2013 (as amended by planning permissions 2014/3633/P, 2015/1189/P and 2016/5358/P) for 'redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings, to provide a total of 294 residential units and associated works'; namely to alter the description to omit the number of commercial units and number and tenure type of residential units and to insert a planning condition to secure 294 residential units comprising 196 market, 11 intermediate and 107 social rent units and 259 sqm of B1 floorspace.

Drawing Nos: Site location plan; Cover Letter from Quod (dated 28 February 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 description of development for planning permission ref. 2012/6338/P dated 25/04/2013 (as amended by planning permissions ref 2014/3633/P dated 09/03/2016; ref 2015/1189/P dated 27/03/2015; and ref 2016/5358/P dated 06/02/2018) shall be replaced with the

following description:

Redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings, to provide, within buildings ranging from 2-8 storeys in height, Class C3 residential units, Class B1 commercial units, new and altered public realm, landscaping, vehicular and pedestrian links/accesses, vehicular and cycle parking, bin storage and associated works

For the purposes of this decision, planning permission 2012/6338/P dated 25/04/2013 (as amended by planning permissions ref 2014/3633/P dated 09/03/2016; ref 2015/1189/P dated 27/03/2015; and ref 2016/5358/P dated 06/02/2018) shall have the following condition added:

ADDITIONAL CONDITION 53

Number and mix of residential units

The residential element of the development hereby approved shall provide 314 residential units comprising 196 market, 11 intermediate and 107 social rent units. The commercial element of the development hereby approved shall provide 259 sqm of Class B1 office floorspace.

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

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 commercial units and the number and tenure type of residential units. These will be secured via condition rather than included within the description of development. In terms of the commercial floorspace, rather than securing a number of units, an equivalent amount of floorspace will be secured instead. Removal of this information 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 2012/6338/P dated 25/04/2013 (as amended by planning permissions ref 2014/3633/P dated 09/03/2016; ref 2015/1189/P dated 27/03/2015 and ref 2016/5358/P dated 06/02/2018). 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 commercial units and the number and tenure type of residential units from the description of development and shall only be read in the context of the substantive permission ref. 2012/6338/P dated 25/04/2013 (as amended by planning

permissions ref 2014/3633/P dated 09/03/2016; ref 2015/1189/P dated 27/03/2015 and ref 2016/5358/P dated 06/02/2018) 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 grey rectangular background.

Daniel Pope
Chief Planning Officer

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