

Our Ref: A113729 – 156 West End Lane: S73

London Borough of Camden
Regeneration and Planning
2nd Floor
5 Pancras Square
London N1C 4AG
FAO Ms Rachel English

22nd May 2020

Dear Ms English

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION REFERENCE: 2019/4140/P
156 WEST END LANE, LONDON, NW6 1SD: APPLICATION UNDER SECTION 73 FOR
MINOR MATERIAL AMENDMENTS TO SCHEME APPROVED UNDER PLANNING
PERMISSION DATED 23RD JUNE 2017 (2015/6455/P)**

As a result of the approval of the s96a application (2020/0478/P) on 4th March which amends the description of development for planning permission reference 2015/6455/P dated 23/06/2017; and the details approved under Conditions 12, 19, 20, 21, 22 and 26a (reference numbers: 2020/0750/P; 2020/0395/P; 2019/6364/P; 2020/0200/P; and the partial approval of Condition 23 (2019/6364/P) pursuant to reference no. 2015/6455/P, we write to amend the description of development on the pending application made under Section 73 (Reference 2019/4140/P).

The application description currently states:

"Variation of conditions 2 (approved plans), 12 (details of foundations), 23 (air quality monitoring) and 26 (land contamination) of planning permission 2015/6455/P granted on 23 June 2017 (for Comprehensive redevelopment following demolition of all existing buildings to provide 164 self-contained residential dwellings (Class C3), 763sqm of flexible non-residential use (Class A-A3, D1, D2), 1093sqm of employment floorspace (Class B1) and 63sq.m of community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of 08 accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping.) namely to; provide 16 additional dwellings, alter housing mix, amendments to internal layout and elevations and variations of wording of conditions for construction phasing purposes".

We propose that the application description reads as follows:

Variation of conditions 2 (approved plans), 9 (wheelchair units), 43 (accessible parking spaces), 44 (cycling spaces) and 46 (unit numbers) of planning permission 2015/6455/P dated 23rd June 2017 for: Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings (Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated

cycle parking and landscaping, namely, to provide 16 additional dwellings, alter housing mix, amendments to internal layout and elevations and variations to wording of conditions.

As a result of the S96a approval and the approval of details of those conditions outlined above, we set out below the existing and proposed wording of the relevant conditions:

EXISTING WORDING	PROPOSED WORDING
CONDITION 9 – WHEELCHAIR UNITS	
<p>Prior to the commencement of works on site, other than site clearance, preparation, and demolition, full details of unit No's W1.01, W2.04, W2.05, W2.06, W2.16, W3.04, W3.05, W3.06, W3.16, W4.04, W4.05, W4.06, W4.16, W5.05 demonstrating compliance with Building Regulations Part M4 (3) 2b and units E1.03, E1.04, E1.08 and E1.09 demonstrating compliance with Building Regulations Part M4 (3) 2a, shall be submitted and approved in writing by the Local Planning Authority.</p> <p>The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant unit.</p>	<p>The wheelchair units identified on the approved drawings, including wheelchair housing features and facilities, shall be provided in their entirety prior to the first occupation of the relevant unit.</p>

EXISTING WORDING	PROPOSED WORDING
CONDITION 43 – CAR PARKING	
<p>The development shall not be occupied until the whole of the car parking provision (08 accessible car parking spaces) shown on drawing PL (00) P020 Rev K is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers of the wheelchair adapted units of the development.</p>	<p>The development shall not be occupied until the whole of the car parking provision (09 accessible car parking spaces) shown on drawing SK2101 Rev A is provided.</p> <p>Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers of the wheelchair adapted units of the development.</p>

EXISTING WORDING	PROPOSED WORDING
CONDITION 44 – CYCLE PARKING	
<p>Prior to the commencement of works on site, other than site clearance, preparation, and demolition, full details of cycle parking shall be submitted to and approved by the local planning authority.</p> <p>The details of the cycle parking shall include the following:</p> <ul style="list-style-type: none"> - 16 Long-stay cycle parking spaces for non-residential use (located as per drawing PL (00)P020 Rev K). - 26 Short-stay cycle parking spaces for non-residential use (located as per drawing PL (00)P020 Rev K). - 265 Long-stay cycle parking spaces for residential use, 5 of which are adaptive cycle spaces (located as per drawings: SK (GE)P230 Rev A and SK(GE)P231 Rev A). - 6 Short-stay cycle parking spaces for residential use (located as per drawing PL (- 01) P009 Rev H). - Details of either a 'Sheffield' or 'Camden M' stand for adaptive cycles to be locked securely for the 5 adaptive cycle parking spaces. - Showers and lockers for staff use for the non-residential development (located as per drawings: PL (00) P020 Rev K and PL (01) P021 Rev I). - Details showing all doors on route to any cycle parking to be automated and have sufficient clearance for a person to manoeuvre through it easily whilst standing next to their cycle; and a minimum of 2m wide. <p>The approved cycle parking requirements shall thereafter be provided in their entirety prior to the first occupation of any of the new units and permanently retained thereafter.</p>	<p>Prior to the commencement of works on the relevant part of the site, other than site clearance and preparation, demolition, excavation, piling and below ground level works full details of cycle parking shall be submitted to and approved by the local planning authority. The details of the cycle parking shall include the following:</p> <ul style="list-style-type: none"> - 24 Long-stay cycle parking spaces for non-residential use (located as per drawing SK2101 Rev. A). - 42 Short-stay cycle parking spaces for non-residential use (located as per drawings: SK2101 Rev.A and SK2109). - 287 Long-stay cycle parking spaces for residential use, 5 of which are adaptive cycle spaces (located as per drawings: SK2101 Rev.A, SK2108, SK2109, SK(GE) P230 Rev. B and SK(GE) P231 Rev.B). - 10 Short-stay cycle parking spaces for residential use (located as per drawing SK2019). - Details of either a 'Sheffield' or 'Camden M' stand for adaptive cycles to be locked securely for the 5 adaptive cycle parking spaces. - Showers and lockers for staff use for the non-residential development as located per drawing SK2101 Rev.A. - Details showing all doors on route to any cycle parking to be automated and have sufficient clearance for a person to manoeuvre through it easily whilst standing next to their cycle; and a minimum of 2m wide. <p>The approved cycle parking requirements shall thereafter be provided in their entirety prior to the first occupation of any of the new units and permanently retained thereafter.</p>

EXISTING WORDING	PROPOSED WORDING
CONDITION 46 – UNIT NUMBERS	
<p>The development hereby permitted is for 164 units and shall be carried out in accordance with the approved plans set out in condition 2 of this planning permission.</p>	<p>The development hereby permitted is for 180 units and shall be carried out in accordance with the approved plans set out in condition 2 of this planning permission.</p>

The proposals subject to the s73 application have not changed since the submission in August 2019 and therefore, there is no statutory requirement for re-consultation.

For your reference, we enclose a schedule of plans and the supporting information submitted and approved in relation to the applications for approval of details outlined above. Please note that an updated CIL – Additional Information Form is also included to reflect that Travis Perkins has since ceased trading from the site.

We trust that everything is in order and the application can now be determined in due course.

If you require further information, please do not hesitate to contact me.

Kind regards,

Yours sincerely,

Julie Mc Laughlin
Associate
WYG Environment Planning Transport Limited

Encl.