

Application ref: 2020/3347/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email:  
Date: 30 July 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Carbogno Ceneda Architects  
Angle House,  
48a Antill Road  
London  
N17 6DU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Site At 4-8 Haverstock Hill**  
**Haverstock Hill**  
**London**  
**NW3 2BL**

Proposal: Amendment to description of development of planning permission ref. 2015/0487/P (dated 22/12/2016) for [Demolition of existing buildings, with retention of facade at 45-47 Crogsland Road and construction of a part 4/part 5 storey building with basement comprising flexible use of cinema (class D2) at basement and ground level with ancillary restaurant and bar (class A3/A4) at ground level or retail class (class A1 at basement and ground floor level and 19 residential dwellings above], namely to replace the reference to cinema (Class D2) with assembly & leisure use (Class D2).

Drawing Nos: OS Map; Application Form

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

Informatives:

- 1 The amendments to the approved scheme are limited to alterations to the wording of the development description. No physical alterations are proposed. The new description will omit the reference to 'cinema' and replace it with 'assembly & leisure use'. Both uses fall within Use Class D2. No condition or obligation was applied to the planning permission to require that the development was occupied by a cinema or restricting the leisure use from other activities within Class D2. The hours of use, mitigation of noise transfer within the building and controls of music on the premises are all governed by conditions which would remain relevant and

enforceable following the change of description. The management and operation of the leisure floorspace is governed by a venue management plan, secured by s106 legal agreement. The change of proposal description through replacement of 'cinema' with 'assembly & leisure use' would therefore have no material impact on the planning permission or the mitigation and management controls which form an operative part of the permission.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under planning permission ref. 2015/0487/P dated 22/12/2016 (as amended by 2017/3018/P dated 13/06/2017). 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 amendment to the description of development and shall only be read in the context of the substantive permission ref. 2015/0487/P dated 22/12/2016 (as amended by 2017/3018/P dated 13/06/2017) 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



Daniel Pope  
Director of Economy, Regeneration and Investment

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