

CBRE



David Fowler
Planning and Building Control Customer Service Team
London Borough of Camden
5 Pancras Square
London
N1C 4AG

9 June 2021

Planning portal ref: PP-09911414

Dear David,

**APPLICATION FOR A MINOR MATERIAL AMENDMENT TO VARY CONDITION 2 OF
PERMISSION REFERENCE 2020/2486/P DATED 27 NOVEMBER 2020**

**LAND SURROUNDING SNOWMAN AND CASTERBRIDGE HOUSE, BELSIZE ROAD,
CAMDEN, NW6 4DP**

CBRE has been instructed on behalf of London Borough of Camden (hereafter 'the applicant') to submit an application for a Minor Material Amendment to vary Condition 2 of planning permission 2020/2486/P in relation to Land surrounding Snowman and Casterbridge House, Belsize Road, Camden, NW6 4DP.

This application is submitted via the Planning Portal and includes the following supporting documents:

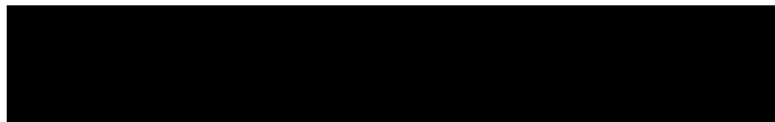
- Completed application form and certificates (CBRE)
- Completed CIL form (CBRE)
- Amended Proposed plans (AHR)
- Roof Plant Proposals document providing and comparison/illustration of the amendments (AHR)
- Acoustic Technical Note (RBA Acoustics)



Application Background

Full planning permission (reference 2020/2486/P) was granted on 27 November for:

"Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking."



Description of Amendments

The proposed changes are summarised below and are identified and illustrated in the accompanying plans and the design document prepared by AHR. For the avoidance of doubt, the quantum of development proposed, the building height and overall design rationale of the scheme remains as approved.

The roof plant has developed further since the planning stage and approval with further information on the requirements of the end users (the NHS and the Abbey Community Centre) that were established through the developed design and technical design stages of the project. Following the determination of the original planning application (2020/2486/P), the air distribution systems were designed, which enabled static pressures to be calculated. Due to the static pressure requirements larger fans were required, increasing the size of the plant.

As a result of the required changes, the design team undertook a review of the proposed roof level plant to reconfigure and minimise any post-determination changes. The design team have reconfigured the roof plant, grouping heat pumps to reduce the coverage on the roof. In addition, one heat pump has been removed from the roof and positioned at ground level. The ground floor heat pump is not visible from the surrounding properties, as demonstrated by the plans and views in the AHR design document. This document sets out the proposed roof level plant and provides, for reference, a comparison against that which was consented which demonstrate that whilst some limited change the overall effect is not materially different.

■ Roof Plan

The heat pumps on the roof have been reduced in height to minimise the visual impact of the plant. One of the heat pumps has been moved from the roof to the ground floor, to reduce the mass on the roof. The photovoltaic panels on the roof are not impacted by these proposals.

■ South, West, North and East Elevations

The plant has been reduced in height and set further back from Belsize Road, to minimise visibility from the surrounding area. As above, one of the heat pumps has been relocated to the ground to reduce the mass on the roof.

■ Key Views

Page 12 of the AHR design document sets out the views of the consented plant, to be compared with page 13 which sets out the views of the proposed plant. In summary:

- View 1, from Goldhurst Terrace, is unaffected by the proposed changes to the roof plant.
- View 2, from Belsize East, is unaffected by the proposed changes to the roof plant.
- View 3, from Belsize Road, is improved considerably by the proposed changes to the roof plant. The heat pumps are set back further and are therefore no longer visible from this viewpoint.
- View 4, from Casterbridge, is improved considerably by the proposed changes to the roof plant. By moving the heat pumps away from the park elevation and reducing the overall height of the plant, the plant is no longer visible from this viewpoint.
- View 5, from West, is improved considerably by the proposed changes to the roof plant. By moving the heat pumps away from the park elevation, reducing the overall height of the plant and moving the mass away from Belsize Road, the plant is less visible from this viewpoint.
- View 6, from 170 Belsize Road Garden, remains the same as neither the consented roof plant nor the proposed roof plant is visible from this viewpoint.

- View 7, from Belsize Road, remains the same as neither the consented roof plant nor the proposed roof plant is visible from this viewpoint.

The proposed roof plant has been assessed by RBA Acoustics, as set out in their Acoustic Technical Note which is submitted as part of this application. The plant meets the London Borough of Camden target criterion and satisfies the planning noise requirements.

Updated Drawings

Condition 2 requires the development to be carried out in accordance with the approved drawings listed on the decision notice. To take account of the above proposed changes, the following drawings have been updated. We have also supplemented the RBA Acoustics Report with an Acoustic Technical Note.

DRAWING TITLE	CONSENTED DRAWING REFERENCE	PROPOSED DRAWING REFERENCE
Proposed Level 00 General Arrangement Plan	440300-AHR-ZZ-00-DR-A-1003	440300-AHR-ZZ-00-DR-A-1003 Rev A
Proposed Roof General Arrangement Plan	440300-AHR-ZZ-RF-DR-A-1005	440300-AHR-ZZ-RF-DR-A-1005 Rev A
General Arrangement Elevations Proposed South Elevation	440300-AHR-ZZ-XX-DR-A-0014	440300-AHR-ZZ-XX-DR-A-0014 Rev A
General Arrangement Elevations Proposed North Elevation	440300-AHR-ZZ-XX-DR-A-0015	440300-AHR-ZZ-XX-DR-A-0015 Rev A
General Arrangement Elevations Proposed West Elevation	440300-AHR-ZZ-XX-DR-A-0016	440300-AHR-ZZ-XX-DR-A-0016 Rev A
General Arrangement Elevations Proposed East Elevation	440300-AHR-ZZ-XX-DR-A-0017	440300-AHR-ZZ-XX-DR-A-0017 Rev A

Summary

Overall, the proposed amendments are minor, do not undermine the design quality of the scheme and are required to address detailing and coordination matters which arise post-planning and prior to construction of a development. The amendments would not introduce any new uses or raise any new planning policy matters and are considered to be minor in relation to the scheme as a whole. The proposed roof plant has been carefully designed and coordinated, resulting in reduced visual impact of the plant from a number of key viewpoints. The proposed plant has been assessed by the acousticians and is confirmed as compliant with all relevant criterion. Therefore, we consider the amendments constitute a minor material amendment.

I trust the information contained in the submission alongside the approved and proposed drawings are sufficient in order to consider the application. If you have any queries or require anything further please do not hesitate to contact me [REDACTED]

Yours sincerely,

[REDACTED]

**SINÉAD MCNESTRY
PLANNER**