

Application ref: 2021/3470/P
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Tetra Tech Planning
11th Floor, 1 Angel Court
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EC2R 7HJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**156 West End Lane
London
NW6 1SD**

Proposal: Amendments (to extend the lower ground floor and reconfigure internal layouts and ancillary uses within the East building; and associated variation of Conditions 9, 32 and 33 to reflect the use of different unit numbers and drawing numbers) of planning permission 2019/4140/P (dated 14th July 2021) which itself varied conditions 2, 9, 33, 44 and 46 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.

Drawing Nos:

Superseded

SK0000, SK (-1) P003 Rev S, SK (00) P007 Rev R, SK (01) P005 Rev R, SK (02) P003 Rev V, SK (03) P003 Rev Q, SK (04) P003 Rev Q, SK (05) P003 Rev P, SK (06) P003 Rev PL, SK2108, SK2109, SK2110, SK2111, SK2112, SK2113, SK2114, SK2115, PL(EL)P032 Rev A, PL(EL)P033 Rev D, PL(EL)P035 Rev D, PL(EL)P036 Rev D, PL(EL)P052_RevB, PL(EL) P040 Rev. B, SK(GE)P210 Rev. B, SK(GE)P216 Rev. B, PL(EL) P231 Rev. B, SK(GE)P412_RevB, SK(GE)P413_RevB, SK(GE)P414_RevB,

SK(GE)P415_RevB, SK(GE)P416_RevB, SK(GE)P323, SK(GE)P324, SK(GE)P325, SK(GE)P326, SK(GE)P327, SK(GE)P328, SK(GE)P329, SK(GE)P330, SK(GE)P331, SK(GE)P332, SK(GE)P333, SK(GE)P334, SK(GE)P335, SK(GE)P336, SK(GE)P337, SK(GE)P338, SK(GE)P339, SK(GE)P340, SK(GE)P341, SK(GE)P342, SK(GE)P343, SK(GE)P344, SK(GE)P345, SK(GE)P346, SK(GE)P347, SK(GE)P348, SK(GE)P349, SK(GE)P350, SK(GE)P351, SK(GE)P352, SK(GE)P353, SK(GE)P354, SK(GE)P355, SK(GE)P356, SK(GE)P357, SK(GE)P358, SK(GE)P359, SK(GE)P360, SK(GE)P361.

Amended

0001-A-CTA-SKE-98-ZZ-1000, 0001-A-CTA-SKE-98-B1-5650, 0001-A-CTA-SKE-98-00-5651, 0001-A-CTA-SKE-98-01-5652, 0001-A-CTA-SKE-98-02-5653, 0001-A-CTA-SKE-98-03-5654, 0001-A-CTA-SKE-98-04-5655, 0001-A-CTA-SKE-98-05-5656, 0001-A-CTA-SKE-98-RF-5657, 0001-A-CTA-SKE-98-B1-5570, 0001-A-CTA-SKE-98-00-5571, 0001-A-CTA-SKE-98-01-5572, 0001-A-CTA-SKE-98-02-5573, 0001-A-CTA-SKE-98-03-5574, 0001-A-CTA-SKE-98-04-5575, 0001-A-CTA-SKE-98-05-5576, 0001-A-CTA-SKE-98-RF-5577, 0001-A-CTA-SKE-98-ZZ-5578, 0001-A-CTA-SKE-98-ZZ-5579, 0001-A-CTA-SKE-98-ZZ-5580, 0001-A-CTA-SKE-98-ZZ-5581, 0001-A-CTA-SKE-98-ZZ-5582, 0001-A-CTA-SKE-98-XX-5560, 0001-A-CTA-SKE-98-02-5584, 0001-A-CTA-SKE-98-XX-55661, 0001-A-CTA-SKE-98-B1-5583, 0001-A-CTA-SKE-98-B1-5585, 0001-A-CTA-SKE-98-B1-5586, 0001-A-CTA-SKE-98-00-5587, 0001-A-CTA-SKE-98-00-5588, 0001-A-CTA-SKE-98-ZZ-5589, 0001-A-CTA-SKE-98-02-5590, 0001-A-CTA-SKE-98-B1-5591, 0001-A-CTA-SKE-98-B1-5592, 0001-A-CTA-SKE-98-B1-5593, 0001-A-CTA-SKE-98-B1-5594, 0001-A-CTA-SKE-98-B1-5595, 0001-A-CTA-SKE-98-B1-5596, 0001-A-CTA-SKE-98-B1-5597, 0001-A-CTA-SKE-98-B1-5598, 0001-A-CTA-SKE-98-00-5599, 0001-A-CTA-SKE-98-00-5600, 0001-A-CTA-SKE-98-00-5601, 0001-A-CTA-SKE-98-ZZ-5602, 0001-A-CTA-SKE-98-ZZ-5603, 0001-A-CTA-SKE-98-00-5604, 0001-A-CTA-SKE-98-00-5605, 0001-A-CTA-SKE-98-00-5606, 0001-A-CTA-SKE-98-00-5607, 0001-A-CTA-SKE-98-00-5608, 0001-A-CTA-SKE-98-00-5609, 0001-A-CTA-SKE-98-00-5610, 0001-A-CTA-SKE-98-00-5611, 0001-A-CTA-SKE-98-ZZ-5612, 0001-A-CTA-SKE-98-ZZ-5613, 0001-A-CTA-SKE-98-ZZ-5614, 0001-A-CTA-SKE-98-ZZ-5615, 0001-A-CTA-SKE-98-ZZ-5616, 0001-A-CTA-SKE-98-ZZ-5617, 0001-A-CTA-SKE-98-ZZ-5618, 0001-A-CTA-SKE-98-ZZ-5619, 0001-A-CTA-SKE-98-ZZ-5620, 0001-A-CTA-SKE-98-ZZ-5621, 0001-A-CTA-SKE-98-ZZ-5622, 0001-A-CTA-SKE-98-ZZ-5623, 0001-A-CTA-SKE-98-ZZ-5624, 0001-A-CTA-SKE-98-ZZ-5625, 0001-A-CTA-SKE-98-ZZ-5626, 0001-A-CTA-SKE-98-ZZ-5627, 0001-A-CTA-SKE-98-05-5628, 0001-A-CTA-SKE-98-05-5629, 0001-A-CTA-SKE-98-05-5630, 0001-A-CTA-SKE-98-05-5631, 0001-A-CTA-SKE-98-05-5632, 0001-A-CTA-SKE-98-ZZ-5633.

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, condition no.2 of planning permission 2019/4140/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

SK0000, 0001-A-CTA-SKE-98-B1-5650, 0001-A-CTA-SKE-98-00-5651, 0001-A-CTA-SKE-98-01-5652, 0001-A-CTA-SKE-98-02-5653, 0001-A-CTA-SKE-98-03-5654, 0001-A-CTA-SKE-98-04-5655, 0001-A-CTA-SKE-98-05-5656, 0001-A-CTA-

SKE-98-RF-5657, SK2101 C, SK2102 B; SK2103 B, SK2104 B; SK2105 B, SK2106 B, SK2107 B, 0001-A-CTA-SKE-98-B1-5570, 0001-A-CTA-SKE-98-00-5571, 0001-A-CTA-SKE-98-01-5572, 0001-A-CTA-SKE-98-02-5573, 0001-A-CTA-SKE-98-03-5574, 0001-A-CTA-SKE-98-04-5575, 0001-A-CTA-SKE-98-05-5576, 0001-A-CTA-SKE-98-RF-5577, PL(EL) P030 A, PL(EL) P031 B, PL(EL) P034 D, PL(EL) P037 E, PL(EL) P038 C, PL(EL) P039 E, PL(EL) P050 B, PL(EL) P051 B, 0001-A-CTA-SKE-98-ZZ-5578, 0001-A-CTA-SKE-98-ZZ-5579, 0001-A-CTA-SKE-98-ZZ-5580, 0001-A-CTA-SKE-98-ZZ-5581, 0001-A-CTA-SKE-98-ZZ-5582, 0001-A-CTA-SKE-98-XX-5560, SK(GE) P230 B, 0001-A-CTA-SKE-98-02-5584, 0001-A-CTA-SKE-98-XX-55661, 0001-A-CTA-SKE-98-B1-5583.

(All Prefix 13119): PL(SE) P045 B; PL(SE) P046 PA; PL(EL) P053 PB; PL(EL) P054 PB; PL (EL) P055 PB; SK(GE) P211 PA; SK(GE) P212 P-; SK(GE) P213 P-; SK(GE) P214 P-; SK(GE) P215 P-.

Landscape drawings: (All prefix D2313) L.100; L.101 Rev C; L.201 Rev C; L.400 Rev D; L.401 Rev C; L.402 Rev C; L.403 Rev C; L.404 Rev C; L.405 Rev B; SK.09.1 A.

Proposed flat layout plans:

AFFORDABLE

SK(GE)P300, SK(GE)P301, SK(GE)P302, SK(GE)P303, SK(GE)P304, SK(GE)P305, SK(GE)P306, SK(GE)P307, SK(GE)P308, SK(GE)P309, SK(GE)P310, SK(GE)P311, SK(GE)P312, SK(GE)P313, SK(GE)P314, SK(GE)P315, SK(GE)P316, SK(GE)P317, SK(GE)P318, SK(GE)P319, SK(GE)P320, SK(GE)P321, SK(GE)P322.

PRIVATE

0001-A-CTA-SKE-98-B1-5591, 0001-A-CTA-SKE-98-B1-5592, 0001-A-CTA-SKE-98-B1-5593, 0001-A-CTA-SKE-98-B1-5594, 0001-A-CTA-SKE-98-B1-5595, 0001-A-CTA-SKE-98-B1-5596, 0001-A-CTA-SKE-98-B1-5597, 0001-A-CTA-SKE-98-B1-5598, 0001-A-CTA-SKE-98-00-5599, 0001-A-CTA-SKE-98-00-5600, 0001-A-CTA-SKE-98-00-5601, 0001-A-CTA-SKE-98-ZZ-5602, 0001-A-CTA-SKE-98-ZZ-5603, 0001-A-CTA-SKE-98-00-5604, 0001-A-CTA-SKE-98-00-5605, 0001-A-CTA-SKE-98-00-5606, 0001-A-CTA-SKE-98-00-5607, 0001-A-CTA-SKE-98-00-5608, 0001-A-CTA-SKE-98-00-5609, 0001-A-CTA-SKE-98-00-5610, 0001-A-CTA-SKE-98-00-5611, 0001-A-CTA-SKE-98-ZZ-5612, 0001-A-CTA-SKE-98-ZZ-5613, 0001-A-CTA-SKE-98-ZZ-5614, 0001-A-CTA-SKE-98-ZZ-5615, 0001-A-CTA-SKE-98-ZZ-5616, 0001-A-CTA-SKE-98-ZZ-5617, 0001-A-CTA-SKE-98-ZZ-5618, 0001-A-CTA-SKE-98-ZZ-5619, 0001-A-CTA-SKE-98-ZZ-5620, 0001-A-CTA-SKE-98-ZZ-5621, 0001-A-CTA-SKE-98-ZZ-5622, 0001-A-CTA-SKE-98-ZZ-5623, 0001-A-CTA-SKE-98-ZZ-5624, 0001-A-CTA-SKE-98-ZZ-5625, 0001-A-CTA-SKE-98-ZZ-5626, 0001-A-CTA-SKE-98-ZZ-5627, 0001-A-CTA-SKE-98-05-5628, 0001-A-CTA-SKE-98-05-5629, 0001-A-CTA-SKE-98-05-5630, 0001-A-CTA-SKE-98-05-5631, 0001-A-CTA-SKE-98-05-5632, 0001-A-CTA-SKE-98-ZZ-5633

INTERMEDIATE

SK (GE)P400 A; SK (GE)P401 A; SK (GE)P402 A; SK (GE)P403 A; SK (GE)P404 A; SK (GE)P405 A; SK (GE)P406 A; SK (GE)P407 A; SK (GE)P408 A; SK (GE)P409 A; SK (GE)P410 A; SK (GE)P411 A.

SHARED OWNERSHIP

0001-A-CTA-SKE-98-B1-5585, 0001-A-CTA-SKE-98-B1-5586, 0001-A-CTA-SKE-98-00-5587, 0001-A-CTA-SKE-98-00-5588, 0001-A-CTA-SKE-98-ZZ-5589, 0001-A-CTA-SKE-98-02-5590

Supporting documents:

Design and Access Statement (August 2019) prepared by CGL Architects; Planning Statement (9th August 2019) prepared by WYG; Sustainability Statement Addendum (11th July 2019) prepared by Silver EMS; Energy Statement Addendum (29th July 2019) prepared by Silver EMS; Waste Strategy Addendum (29th July 2019) prepared by WSP. Planning Statement dated November 2015; Planning Statement Addendum dated June 2016; Design and Access Statement dated June 2016; Design and Access Statement Addendum Dated September 2016; Employment Policy Statement dated August 2016; Townscape Heritage....

Supporting documents:

Design and Access Statement (August 2019) prepared by CGL Architects; Planning Statement (9th August 2019) prepared by WYG; Sustainability Statement Addendum (11th July 2019) prepared by Silver EMS; Energy Statement Addendum (29th July 2019) prepared by Silver EMS; Waste Strategy Addendum (29th July 2019) prepared by WSP. Planning Statement dated November 2015; Planning Statement Addendum dated June 2016; Design and Access Statement dated June 2016; Design and Access Statement Addendum Dated September 2016; Employment Policy Statement dated August 2016; Townscape Heritage and Visual Impact Assessment dated November 2015; Townscape Heritage and Visual Impact Assessment Addendum dated June 2016; Revised Landscape Statement produced by Fabrik Revision dated November 2016; Economic Impact Study prepared by Turley dated November 2015; Transport Statement dated November 2015 ; TTP Consulting Technical Note dated July 2016 (Morgan Tucker); TTP Consulting Technical Note dated July 2016 (MEC); Revised Framework Travel Plan dated June 2016, Revised Sustainability Statement dated June 2016 (including superseded BREEAM Assessment); Revised BREEAM Assessment dated September 2016; Revised Energy Statement dated June 2016; Revised Energy Statement Addendum dated September 2016; Revised Daylight and Sunlight Assessment, within Development, dated September 2016; Revised Daylight and Sunlight Assessment, Neighbouring properties, dated June 2016; Revised Daylight and Sunlight Assessment for 10 Lymington Road; Workspace provider Dialogue dated June 2016; Revised Air Quality Neutral Assessment dated November 2016; Revised Air Quality Assessment dated June 2016; Revised Noise and Vibration Assessment dated June 2016 Letter from Accon Development Consultants dated 24 October 2016; Overshadowing Assessment/Sun-path Analysis Images 001-020 dated 5 December 2016; Geotechnical Desk Study, prepared by RSA Geotechnics dated November 2015; Waste Management Strategy, prepared by WSP UK Dated November 2015; Waste Management Strategy Addendum Dated October 2016; Revised Archaeological Desk-Based Assessment dated June 2015; Revised Preliminary Ecological Appraisal Dated June 2016; Construction Management Plan Dated November 2015; Statement of Community Involvement dated November 2015; Revised Overheating Assessment dated June 2015; Overheating Assessment Cover Letter dated 26 October 2016; Revised Tree report dated June 2016; Tree Constraints Plan dated November 2015; Flood Risk Assessment, Rev H submitted in November 2016 by Tim Trotman.

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

For the purposes of this decision, condition no.32 of planning permission

2019/4140/P shall be replaced with the following condition:

REPLACEMENT CONDITION 32

Details of privacy screens

Notwithstanding the approved drawings, details of privacy screening at a minimum height of 1.7m to be installed to the northern elevation of the terraces of flats E01.05, E01.20, E02.05, E02.20; W1.09, W2.15 and W2.16; and to the eastern elevations of the terraces of flats E01.02 and E02.02 shall be submitted to and approved in writing by the Local Planning Authority. The approved privacy screening shall be installed prior to the occupation of the development and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring occupiers within and outside the development in accordance with the requirements of policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

For the purposes of this decision, condition no.33 of planning permission 2019/4140/P shall be replaced with the following condition:

REPLACEMENT CONDITION 33

Obscure Glazing

Prior to occupation of the development the north facing windows coloured blue on drawing 0001-A-CTA-SKE-98-02-5584 shall be obscure glazed and fixed shut to a height of 1.7m from finished internal floor level.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

For the purposes of this decision, condition no.9 of planning permission 2019/4140/P shall be replaced with the following condition:

REPLACEMENT CONDITION 9

Details of compliance with Building Regulations Part M4 (3)

Prior to the commencement of works on site other than site clearance, preparation and demolition, piling and below ground works, details of unit numbers: W1.03, W1.05, W1.09, W1.10, W2.09, W2.11, W2.15, W2.16 demonstrating compliance with Building Regulations Part M4 (3) 2b; and details of unit numbers: W3.09, W3.11, W4.09, W4.11, W5.09, E-1.02, E-1.03, E-1.04, E-1.05, and E00.04 demonstrating compliance with Building Regulations Part M4 (3) 2a shall be submitted to and approved in writing by the Local Planning Authority.

The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policies H6 (Housing choice and mix) and C6 (Access for all) of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval

Amendments are sought following a technical design review which has identified inconsistencies within the approved plans, together with a requirement for amendments to ensure compliance with the latest Building Regulations and other statutory guidance. Other internal design efficiencies relating to ancillary spaces and functions have also been identified.

The proposed non-material amendments to the approved scheme (2019/4140/P) include an increase to the footprint of the lower ground floor of the East building of 93sqm to improve arrangements for the plant and cycle stores. It would not extend beyond the footprint of the floors above and there would be no visible above ground manifestations.

Alterations to the internal layouts of a small number of flats are proposed to ensure compliance with space and design standards (effectively "swapping" the locations of certain flats). There would be no increase or change in the total number of units proposed.

It is also proposed to amend the railings to the terraces at various levels. The approved arrangement of 800mm brick wall with 300mm railings on top would be changed to a 300mm wall with 800mm railings. This would replicate the balustrade treatment throughout the block and improve the relationship with and surveillance of the central courtyard.

The proposed changes to the wording of the conditions 9, 32 and 33 relate only to the different unit numbers for the flats so that they are correctly identified.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not change the application site area, increase the height of the building or change the number of units; do not result in changes to external details that would materially alter the appearance of the building, materially compromise the overall design of the building or materially impact on the character and appearance of the adjacent Conservation Area; do not materially change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and do not materially impact on any neighbours or other statutory and non-statutory bodies.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full

impact of the proposed development has already been assessed by virtue of the approved scheme reference 2019/4140/P (dated 14th July 2021).

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 14/07/2021 under reference number 2019/4140/P and is bound by all the conditions and obligations 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer

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