



Mr D Fowler
London Borough of Camden
2nd Floor,
5 Pancras Square
London
N1C 4AG

29 October 2021

Dear David,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
BRANCH HILL HOUSE, LONDON, NW3 - Minor Material Amendment**

We submit an application on behalf of the Almax Group for minor material amendments to planning permission ref 2019/6354/P, which was granted by the London Borough of Camden on 11 August 2021. The original planning permission granted planning permission for:

Change of use of Branch Hill House from care home (Use Class C2) to residential (Use Class C3) and associated external alterations, demolition of the 1960s care home extension and erection of replacement building, including basement, comprising residential accommodation (Use Class C3), ancillary plant, access and servicing and car parking.

This application, under s73 of the Town and Country Planning Act 1990 proposes:

Variation of Condition 2 of 2019/6354/P in order to make minor material amendments to the development comprising: optimisation of basement, external and internal alterations and amalgamation of flats 27 (3bed 6p), 28 (2bed 4p), 29 (1bed 2p) and 30 (1b2p) to create two larger flats 22 (3bed 6p) and flat 8 (3bed 5p).

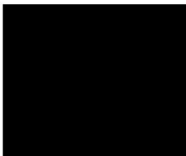
Conditions 13 and 24 will also need to be updated in-line with the submitted drawings.

Please refer to accompanying DAS and Proposed plans for full details.

Application material

This planning application, submitted via the Planning Portal, comprises:

- a) Application form
- b) Site location plan
- c) Existing plans, elevations and sections prepared by Stanhope Gate Architects
- d) Approved plans, elevations and sections prepared by Stanhope Gate Architects
- e) Proposed plans, elevations and sections prepared by Stanhope Gate Architects
- f) Addendum Design and Access Statement prepared by Stanhope Gate Architects





- g) Addendum Noise assessment prepared by Hepworth Acoustics
- h) Addendum Basement Impact Assessment prepared by Ridge
- i) Addendum Energy & sustainability prepared by Envision
- j) Addendum Daylight & Sunlight prepared by GIA Chartered Surveyors

The relevant application fee of has been paid via the Planning Portal.

Existing, approved, and proposed drawings

As a result of clarification of the levels (see further proposal section, below) of the existing development this submission includes updated versions some ~~Existing~~ drawings.

The approved and proposed drawings are listed in the comparison table below:

APPROVED PLANNING DRAWINGS	S73 Proposed Planning Drawings
PL-01 APPROVED SITE LOCATION PLAN	No Change
PL-02 APPROVED BLOCK PLAN	No Change
PL-03 APPROVED EXISTING GROUND FLOOR PLAN	No Change
PL-04 APPROVED EXISTING FIRST FLOOR PLAN	No Change
PL-05 APPROVED EXISTING SECOND FLOOR PLAN	No Change
PL-06 APPROVED EXISTING THIRD PLAN	No Change
PL-07 APPROVED EXISTING ROOF PLAN	No Change
PL-08 APPROVED EXISTING ELEVATIONS	PL-08 P01 EXISTING ELEVATIONS
PL-09 APPROVED EXISTING SECTIONS	PL-09 P01 EXISTING SECTIONS
PL-10 APPROVED EXISTING AND REMOVAL GROUND FLOOR PLAN	PL-10 P01 EXISTING AND REMOVAL GROUND FLOOR PLAN
PL-11 APPROVED EXISTING AND REMOVAL FIRST FLOOR PLAN	PL-11 P01 EXISTING AND REMOVAL FIRST FLOOR PLAN
PL-12 APPROVED EXISTING AND REMOVAL SECOND FLOOR PLAN	PL-12 P01 EXISTING AND REMOVAL SECOND FLOOR PLAN
PL-13 APPROVED EXISTING AND REMOVAL THIRD FLOOR PLAN	PL-13 P01 EXISTING AND REMOVAL THIRD FLOOR PLAN



PL-14 APPROVED EXISTING AND REMOVAL ROOF PLAN	PL-14 P01 EXISTING AND REMOVAL ROOF PLAN
PL-15 APPROVED EXISTING AND REMOVAL ELEVATIONS	PL-15 P01 EXISTING AND REMOVAL ELEVATIONS
PL-16 APPROVED EXISTING AND REMOVAL SECTIONS	PL-16 P01 EXISTING AND REMOVAL SECTIONS
PL-17 P08 APPROVED PROPOSED BASEMENT PLAN	PL-17 P11 PROPOSED BASEMENT PLAN
PL-17,1 APPROVED PROPOSED BASEMENT PLAN - CAR PARKING OPTION	PL-17,1 P01 PROPOSED BASEMENT PLAN - CAR PARKING OPTION
PL-18 P05 APPROVED PROPOSED GROUND FLOOR PLAN	PL-18 P07 PROPOSED GROUND FLOOR PLAN
PL-19 P07 APPROVED PROPOSED FIRST FLOOR PLAN	PL-19 P09 PROPOSED FIRST FLOOR PLAN
PL-20 P07 APPROVED PROPOSED SECOND FLOOR PLAN	PL-20 P09 PROPOSED SECOND FLOOR PLAN
PL-21 P07 APPROVED PROPOSED THIRD PLAN	PL-21 P09 PROPOSED THIRD PLAN
PL-22 P06 APPROVED PROPOSED FOURTH PLAN	PL-22 P08 PROPOSED FOURTH PLAN
PL-23 P07 APPROVED PROPOSED ROOF PLAN	PL-23 P10 PROPOSED ROOF PLAN
PL-24 P05 APPROVED PROPOSED EAST, NORTH AND NORTH WEST ELEVATIONS	PL-24 P11 PROPOSED EAST, NORTH AND NORTH WEST ELEVATIONS
PL-25 P05 APPROVED PROPOSED SOUTH-WEST AND SOUTH ELEVATIONS	PL-25 P11 PROPOSED SOUTH-WEST AND SOUTH ELEVATIONS
PL-26 P03 PROPOSED SECTIONS	PL-26 P05 PROPOSED SECTIONS

Proposal and Assessment

By way of background, planning permission was granted in August 2021 under ref. 2019/6354/P, for:



Change of use of Branch Hill House from care home (Use Class C2) to residential (Use Class C3) and associated external alterations, demolition of the 1960s care home extension and erection of replacement building, including basement, comprising residential accommodation (Use Class C3), ancillary plant, access and servicing and car parking.

Following an intensive appraisal of the approved scheme, minor amendments affecting the interior and external elevations of the development are now proposed; including alterations to the approved basement.

Minor amendments sought in further detail below, should be read in conjunction with the Addendum Design and Access statement prepared by Stanhope Gate Architects, which serves as an Addendum to the previously approved Design and Access Statement.

1. Extension of the Basement

The proposed layout of the basement has been revised to ensure adequate room for plant/ services, optimise the space and improve buildability. The proposed alterations do not materially alter the approved basement layout but does result in a reduction in cycle spaces from 76 to 70 standard spaces; this reduction is a function of reduced occupancy of the building. The proposal reduces to approved occupancy which reduces the need for regular cycle spaces to 70.

In order to accommodate the required structure and services zone at ground floor level, part of the basement has been deepened: in cores and gym from a level of +116.55 to +115.93; in car and cycle park, refuse store and plant the new level is +115.69. The gate house basement level did not change.

The triplex unit (flat 2) basement level was raised from +116.25 to +116.66.

These changes to the levels of the basement are not considered to result in any unacceptable outcomes, the proposal is accompanied by a revised basement impact assessment which concludes that these alterations are acceptable.

2. Internal Layouts

The proposed layouts have been reviewed in light of marketability and detailed structural and services design and building control and fire engineering.

The proposal has improved amenity spaces, the approved scheme has 3 units out of 30 (10%) without amenity space; the proposed scheme includes one unit out of 28 (3.5%) with no amenity space.

Flats 27 (3bed 6p), 28 (2bed 4p), 29 (1bed 2p) and 30 (1b2p) have been amalgamated to create two larger flats 22 (3bed 6p) and flat 8 (3bed 5p) on fourth floor of the new extension. The proposed amalgamations will result in a net loss of two units from the proposed scheme, on balance, it is considered that these changes improve the quality of accommodation of the proposed flats and importantly do not dilute the social housing offering.

3. Levels

Following a more detailed survey of the existing building and topography, the levels of the existing and proposed building (numerical values) have been increased by circa 75 mm. This does not alter the proposal in any material way but rather is a correction based on more detailed information being available.



4. Revisions to Massing

The external wall to south of flats 17 and 20 at second and third floors has been brought forward 975mm to be flush with the floors below. Roof, southern dormer window and gable to the west have been brought forward accordingly. This rationalises the design, improving buildability and improved the quality of accommodation in flats 17 and 20. This change is considered to provide a positive contribution to the scheme overall.

The terrace of flat 22 has been removed from fourth floor and relocated to rooftop. It is considered that the proposed relocation of the terrace will provide a higher quality amenity space for flat 22. In addition, no adverse impacts will arise from the relocation of the terrace; the new terrace will not be visible given it is setback from all sides.

The location is in keeping with the approved drawings (PL-23 P07) which included a flat section of roof which provided a plant deck. The approved plan has been consolidated and remains in this location.

Further minor alterations to the building line have been described in detail on page 4 of the addendum DAS; these changes do not materially alter the proposal, nor do they give rise to any adverse impacts on the appearance of the design or offsite. These changes are considered inconsequential to the presentation of the overall scheme.

5. Revisions to Exterior

Following detailed design minor alteration to the location and size of fenestration has been incorporated as shown in Section 1.6 of the addendum DAS page 4.

Further to the above, and following further services and engineering input, a parapet wall has been devised which best deals with matters of acoustic attenuation, smoke ventilation and lift overrun.

This element of the proposal reads as a second tower element and is in keeping with the architectural language of the building.

Further detailed design has allowed for the relocation of the proposed substation away from the positive contributor and into a more discreet subterranean location beneath Spedan Close. This element of the proposal is positive as it will ensure that the proposed substation is located away from existing residents of the development.

Further minor amendments are detailed on pages 5 and 6 of the addendum DAS.



Conclusions

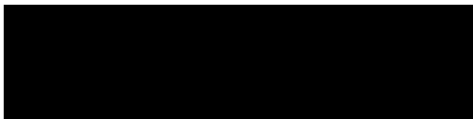
The committee report for 2019/6354/P concluded that the scheme was considered to be acceptable as it provides the following:

- The loss of the care home is accepted and residential is Camden's priority land use and is strongly welcomed. The affordable housing offer is considered acceptable.
- The scale of the proposed building is considered appropriate to the context and would not detract from the character or appearance of the conservation area. The proposed landscaping is high quality and respects the existing verdant character.
- The Local Green Space and SINC would be improved under the proposals.
- Given the location, distance and orientation of the proposed building with respect to neighbouring residential properties in Spedan Close, there would not be a material amenity impact.
- The transport and basement of the proposal would be sufficiently mitigated by conditions and section 106 contributions.

All the above conclusions remain valid with the amended scheme.

We trust that this submission provides you with sufficient information to validate and determine the planning application. Please do not hesitate to get in touch if you require any additional information. We look forward to discussing this application with you over the coming weeks.

Yours sincerely



Fabian Culican

