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FAO: Laura Dorbeck

16 February 2022

Our ref: LJW/NFD/AKG/AJA/J10003

Your ref: 2020/0362/P / PP-11025905

Dear Laura

**Hawley Wharf Masterplan Site
Application for Non-Material Amendments**

On behalf of our client, Stanley Sidings Limited, we enclose an application for non-material amendments to planning permission (ref. 2020/0362/P, dated 28 October 2020) at Hawley Wharf masterplan site, namely, to extend the extent of the approved restaurant seating area of the Building A1 and A2 rooftop terraces, removal of existing planters and to replace the existing bi-folding doors with sliding doors for the Building A1 and A2 rooftop restaurant units.

Background

Planning permission (ref. 2012/4628/P) was originally granted for the mixed-use redevelopment of the site on 23 January 2013. There have been various minor-material and non-material amendments to the scheme since this time.

The operative planning permission (ref. 2020/0362/P) was granted on 28 October 2020 for the following:

“Variation of various conditions of planning permission dated 23/01/2013 ref: 2012/4628/P amended by planning permission dated 03/12/2018 ref. 2018/1715/P (Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road), to reflect various physical and land use amendments to the permitted scheme, to relocate cinema (Class D2) to the northern arches, provision of new family entertainment (sui generis) use in the basement of Building C, including new mezzanine floor, relocation of light industrial (Class B1c) to the basement of Building A1, loss of existing market retail (Class A1), reconfiguration of Buildings A1 and A2 roof terrace seating, variation of condition 10 (cinema

plan) and conversion of four market residential units to intermediate residential units and associated works.”

A series of condition discharge applications and other standalone small-scale applications related to the Hawley Wharf masterplan Site have also been approved.

On 7 February 2022, a non-material amendment application (ref: 2022/0142/P) was approved at the site which amended the wording of condition 11 in respect of the rooftop restaurant opening hours only.

Pre-Application Discussions

The proposed amendments have been discussed at several Community Liaison Group and no comments have been made either in support or objection to the proposals. Extracts of the minutes from the September 2021, October 2021, November 2021, December 2021 and January 2022 meetings with TRACT have been submitted in support of the application, which outline that no support or objection to the proposals has been received.

Proposals

Since the approval of the masterplan scheme, the applicant has been working to occupy the development. The Building A1 and Building A2 rooftop restaurants have never been occupied. The Applicant is in advanced discussions with a prospective operator of the Building A1 and Building A2 rooftop unit, who requires an extension to the outside seating area for the restaurant, to meet their requirements. The prospective tenant is Richard Corrigan who is an award-winning chef and an exciting tenant to bring to Camden.

The existing rooftop currently provides a public walkway which is accessed by lifts or staircases positioned in several locations of the Hawley Wharf building. The open terraces are currently relatively unused by the public, inactive and do not include an offering that will year-round promote activation and vibrancy to this part of the masterplan. This is largely due to the vacant restaurant units at this level.

The changes proposed to the site consist of amending the extent of approved seating area offering of the Building A1 and A2 rooftop terraces (shown on approved plan ref: 17019_AX_(00)_1231 P02). The proposals are located solely at the roof level of Building A1 and A2.

Policy TC2 of the LB Camden Local Plan states that LB Camden will promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors. The proposal will enliven this part of Hawley Wharf and will provide activation to draw more people up to enjoy the panoramic London views from the public space and to access one of the restaurant units at the Site. The extended seating area is proposed as it is a requirement of the proposed tenant in order to support the function and success of the restaurant.

The proposed amendment would result in the following floor area changes for the Building A1 roof terrace:

	Existing	Proposed	Uplift (-/+)
Area of Seating	73 sqm	138 sqm	+65 sqm
Area of Public Space	331 sqm	266 sqm	-65 sqm

Total	404 sqm	404 sqm	0 sqm
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The proposals would result in an 89% uplift in the seating area for the Building A1 rooftop terrace and a 19.6% reduction in the public realm for the Building A1 rooftop.

The proposed amendment would result in the following floor area changes for the Building A2 roof terrace:

	Existing	Proposed	Uplift (-/+)
Area of Seating	45 sqm	78 sqm	+33 sqm
Area of Public Space	227 sqm	194 sqm	-33 sqm
Total	272 sqm	272 sqm	0 sqm

The proposals would result in an 73.3% uplift in the seating area for the Building A2 rooftop terrace and a 14.5% reduction in the public realm for the Building A2 rooftop.

At paragraph 6.105 of the Officer's Report for the original application (ref: 2012/4628/P) it notes that there is a total public realm of 4,909sqm across the site (open spaces + terrace + routes). The proposals will result in a loss of 98 sqm of public space across both the Building A1 and Building A2 rooftops, this therefore, equates to the loss of under 2% of the total public realm of the masterplan. This is considered to be a negligible quantum when balancing the benefits of activating this important part of the masterplan through extending the seating area, the benefits are:

- Drawing visiting members of the public up to the terrace level to enjoy the views of London;
- Supporting the function and success of the approved restaurant units at this level;
- Allowing the occupation of the rooftop restaurant units;
- Activation of the public realm, drawing people in to use this space; and
- Expansion of the restaurant offering in this Town Centre location.

Therefore, it is proposed to amend condition 66 of the planning permission (ref: 2020/0362/P, dated 28 October 2020) to reflect the following updated drawings:

Approved Drawing Reference	Proposed Drawing Reference
Third Floor Rooftop Seating Layout (Ref: 17019_AX_(00)_1231 P02)	Hawley Wharf Rooftop Building A1 (ref: 14590-751 P1)
	Hawley Wharf Rooftop Building A2 (ref: 21077-751 Rev P1)

As a result of amending the proposed seating area, the existing planters are proposed to be removed to ensure that circulation of the rooftop is not impacted by the extended seating area. In total five planters would be removed across the two rooftops.

It is also proposed to replace the existing Building A1 and A2 rooftop restaurant bi-folding doors with sliding doors to enhance the restaurants customer entrance experience. The sliding doors will match the existing sliding doors in terms of appearance.

Should this planning application be approved, Condition 16(g) of planning permission 2020/0362/P would be partially re-discharged to reflect the alterations to the Area A rooftop restaurant doors.

Concluding Remarks

It is not considered that the proposed amendment to the sliding doors or the extension of the approved restaurant seating area would have a material effect on the planning permission and that this change can be dealt with via a non-material amendment to planning permission ref: 2020/0362/P.

The physical works proposed are outlined in the accompanying plans and Design and Access Statement, prepared by Michaelis Boyd and the existing and proposed plans, prepared by Michaelis Boyd.

The proposed non-material amendments are in line with the planning permission and would activate a currently vacant area of the masterplan development by supporting the occupation of the restaurant units. It is considered that the proposals comply with Local Plan Policy TC2 which seeks to enhance and promote Camden's town centres.

Application Documentation

As part of the submission of the application on the Planning Portal, we enclose the following documents:

- A copy of this cover letter; and
- Application form and notices;
- Existing and Proposed Roof Plans, prepared by Michaelis Boyd;
- Design Statement, prepared by Michaelis Boyd; and
- TRACT Meeting Minute Extracts, prepared by LabTech.

The requisite planning application fee of **£234** has been paid concurrent to the submission of this application.

We trust that you have everything required to progress with the determination of this non-material amendment application.

In the meantime, should you have any questions, please do not hesitate to contact Anna Gargan or Andrew Jackson of this office.

Yours faithfully



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