

Application ref: 2022/0741/P
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Tetrattech Planning
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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 (involving changes to the timeframe for submission of information for conditions 9, 10, 38 and 44) to 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, flexible non-residential use, employment floorspace and community meeting space 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).

Drawing Nos: Letter by Tetra Tech Planning dated 08.02.2022.

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.9 of planning permission 2019/4140/P shall be replaced with the following condition:

REPLACEMENT CONDITION 9

Prior to the commencement of internal walls, 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 E0.04 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.

For the purposes of this decision, condition no.10 of planning permission 2019/4140/P shall be replaced with the following condition:

REPLACEMENT CONDITION 10

Prior to the commencement of internal walls, full details of all units other than those required to comply with Building Regulations Part M4 (3), demonstrating compliance with Building Regulations Part M4 (2), 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.

For the purposes of this decision, condition no.38 of planning permission 2019/4140/P shall be replaced with the following condition:

REPLACEMENT CONDITION 38

Prior to the installation of the Combined Heat and Power plant, a noise impact assessment of the plant to be installed, including any necessary mitigation measures, shall be submitted to and approved by the Local Planning Authority. No occupation of the development shall be permitted until the mitigation measures recommended by the report have been implemented.

Reason: To safeguard the amenities of the future occupiers in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

For the purposes of this decision, condition no.44 of planning permission 2019/4140/P shall be replaced with the following condition:

REPLACEMENT CONDITION 44

Prior to the commencement of internal walls, full details of cycle parking shall be submitted to and approved by the local planning authority. The details of the cycle parking shall include the following:

- 24 Long-stay cycle parking spaces for non-residential use (located as per drawing SK2101 Rev. C).
- 42 Short-stay cycle parking spaces for non-residential use (located as per drawings: SK2101 Rev.C and SK2109).
- 287 Long-stay cycle parking spaces for residential use, 5 of which are adaptive cycle spaces (located as per drawings: SK2101 Rev.C, SK2108, SK2109, SK(GE) P230 Rev. B and SK(GE) P231 Rev.B).
- 10 Short-stay cycle parking spaces for residential use (located as per drawing SK2019).
- Details of either a 'Sheffield' or 'Camden M' stand for adaptive cycles to be locked securely for the 5 adaptive cycle parking spaces.
- Showers and lockers for staff use for the non-residential development as located per drawing SK2101 Rev.C.
- Details showing all doors on route to any cycle parking to be automated and have sufficient clearance for a person to manoeuvre through it easily whilst standing next to their cycle; and a minimum of 2m wide.

The approved cycle parking requirements shall thereafter be provided in their entirety prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval:

This Non-Material Amendment application seeks to change the trigger for the submission of information for conditions 9 and 10 (details of compliance with Building Regulations), 38 (CHP noise assessment) and 44 (cycle parking details).

The current trigger is for the submission of details prior to the commencement of works on site (other than site clearance, preparation and demolition, piling and below ground works). It is proposed to change the trigger for conditions 9, 10 and 44 to 'prior to the commencement of internal walls' and the condition 38 trigger to 'prior to the installation of the combined heat and power plant'. The changes are proposed to enable implementation of development to continue. They would not change the overall amount of level of detail to be submitted and would still need to be approved prior to occupation of development. There would be no impact (or change) on the reason of the condition, which is to safeguard the amenities of future occupiers.

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 of the 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 outlook; 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 set out in the description and shall only be read in the context of the substantive permission granted on 14 July 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



Daniel Pope
Chief Planning Officer

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