

Application ref: 2022/0671/P  
Contact: Laura Dorbeck  
Tel: 020 7974 1017  
Email: [Laura.Dorbeck@camden.gov.uk](mailto:Laura.Dorbeck@camden.gov.uk)  
Date: 16 March 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Hawley Wharf Masterplan Site**  
**London**  
**NW1 8AH**

Proposal: Amendments (involving extension to seating areas of Building A1 and A2 rooftop restaurant terraces, removal of planters and replacement of bi-folding doors with sliding doors) to planning permission ref: 2020/0362/P dated 28/10/2020 which itself varied permission ref: 2018/1715/P dated 03/12/2018 (for the 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, and education use).

Drawing Nos:

Superseded drawing: 17019\_AX\_(00)\_1231 P02

Amended drawings: 14590-751 P1, 21077-751 Rev P1

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.66 of planning permission 2020/0362/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 66**

The development hereby permitted shall be carried out in accordance with the

following approved plans:

Area A:

17019\_AX\_(00)\_1181 P02; 17019\_AX\_(00)\_1191 P01; 17019\_AX\_(00)\_1201 P01; 17019\_AX\_(00)\_1211 P01; 17019\_AX\_(00)\_1221 P01; 17019\_AX\_(00)\_1241 P01; 17019\_AX\_(00)\_2051 P01; 17019\_A\_(00)\_210 P01; 17019\_A\_(00)\_211 P01; 12001\_A\_(00)\_230; 12001\_A\_(00)\_231 P01; 12001\_A\_(00)\_300 P01; 14590-751 P1; 21077-751 Rev P1.

Area B:

12001\_B\_(00)\_100 rev A; 12001\_B\_(00)\_101 rev A; 12001\_B\_(00)\_102 rev A; 12001\_B\_(00)\_103 rev A; 12001\_B\_(00)\_104 rev B; 12001\_B\_(00)\_105 rev A; 12001\_B\_(00)\_106 rev A; 12001\_B\_(00)\_107 rev A; 12001\_B\_(00)\_108 rev A; 12001\_B\_(00)\_109 rev B; 12001\_B\_(00)\_200 rev B; 12001\_B\_(00)\_201 rev B; 12001\_B\_(00)\_230 rev B.

Area C:

12001\_C\_(00)\_98 rev B; 12001\_C\_(00)\_99 rev B; 12001\_C\_(00)\_100 rev C; 12001\_C\_(00)\_101 rev A; 12001\_C\_(00)\_102 rev A; 12001\_C\_(00)\_103 rev A; 12001\_C\_(00)\_104 rev A; 12001\_C\_(00)\_105 rev A; 12001\_C\_(00)\_106 rev B; 12001\_C\_(00)\_107 rev A; 12001\_C\_(00)\_108 rev A; 12001\_C\_(00)\_109 rev A; 12001\_C\_(00)\_110 rev A; 12001\_C\_(00)\_111 rev A; 12001\_C\_(00)\_200 rev C; 12001\_C\_(00)\_201 rev B; 12001\_C\_(00)\_202 rev A; 12001\_C\_(00)\_220 rev A; 12001\_C\_(00)\_221 rev B; 12001\_C\_(00)\_222 rev A; 12001\_C\_(00)\_223 rev A; 12001\_C\_(00)\_300 rev B.

Building C - fit out:

21891-81-098; 21891-81-099; 21891-81-099M; 21891-81-100; 21891-81-301; 21891-81-302; 21891-81-303; 21891-81-304.

Area D:

12001\_D\_(00)\_099 rev A; 12001\_D\_(00)\_100 rev A; 12001\_D\_(00)\_101 rev A; 12001\_D\_(00)\_102 rev A; 12001\_D\_(00)\_103 rev A; 12001\_D\_(00)\_104 rev A; 12001\_D\_(00)\_105 rev A; 12001\_D\_(00)\_106 rev A; 12001\_D\_(00)\_200 rev B; 12001\_D\_(00)\_220 rev A; 12001\_D\_(00)\_300 rev A.

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

Informative(s):

1 Reason for granting approval-

The proposed amendments seek to make changes to the rooftop restaurant seating areas and the previously approved planters to the public roof terrace. The amendments would see the restaurant seating area extended slightly to meet the operator requirements and bring the layout in line with the recently approved Licensing plans. Although the seating area would be increased in size, it would not dominate the roof area and would still allow sufficient space and access for public enjoyment of the rooftop terrace. The area of public space would be reduced from 331 to 266sqm on building A1 and from 227 to 194sqm on building A2, which

would not be a significant reduction. Furthermore, the original masterplan application approved a total of 4,909sqm of public realm across the site, and the proposals would result in a loss of under 2% of this area. The seating areas would still be bound by the same hours of operation as previously approved, so there would be no material impact on neighbouring amenity in terms of noise disturbance. Neither would there be increased opportunities for overlooking of neighbouring properties.

The previously approved planters are proposed to be removed to ensure that circulation is not impeded. Five planters would be removed, and the existing planting shall be re-used within the moveable restaurant planters to ensure there is no loss of biodiversity. The previous landscaping condition will be re-discharged to incorporate the revisions to the landscaping scheme, and an informative will be added to the current application to remind the applicant that the existing planting shall be re-used.

It is also proposed to amend the restaurant bi-folding doors with new sliding doors which would match the appearance of the existing. This would be a minor change with no visual impact on the approved scheme.

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 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 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 previous permission granted on 28/10/2020 under ref: 2020/0362/P.

- 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 28/10/2020 under reference number 2020/0362/P and is bound by all the conditions and obligations attached to that permission.
- 3 You are reminded that the current amendments will require condition 41 to be re-discharged. The submitted details shall include the re-use of the existing planting.

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

It's easy to make, pay for, track and comment on planning applications on line.  
Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).