

David Fowler
Planning and Building Control Customer Service Team
London Borough of Camden
5 Pancras Square
London
NIC 4AG

CBRE

CBRE, Inc.
Henrietta House
Henrietta Place
London W1G 0NB

19 April 2022

Dear David

**APPLICATION FOR A NON-MATERIAL AMENDMENT TO PERMISSION
2021/2813/P**

**LAND SURROUNDING SNOWMAN HOUSE AND CASTERBRIDGE, BELSIZE ROAD,
CAMDEN NW6 4DP**

CBRE has been instructed on behalf of London Borough of Camden (hereafter 'the Applicant') to submit an application for a Non-Material Amendment to planning permission 2021/2813/P in relation to Land surrounding Snowman and Casterbridge House, Belsize Road, Camden, NW6 4DP.

This application has been submitted via the Planning Portal and includes the following supporting documents:

| Ref. | Deliverable | Author |
|------|---|-----------|
| 1 | Completed Application Form | CBRE Ltd. |
| 2 | Car Park Barrier Gate - 440300-FAB-S1-XX-DR-L-9504-14 | Fabrik |
| 3 | Garden Wall Concrete Detail - 440300-FAB-S1-XX-DR-L-9541 | Fabrik |
| 4 | Hard Landscaping with Material References - 440300-FAB-S1-XX-DR-L-9200 440300-FAB-S1-XX-DR-L-9201 440300-FAB-S1-XX-DR-L-9202 440300-FAB-S1-XX-DR-L-9203 440300-FAB-S1-XX-DR-L-9204 440300-FAB-S1-XX-DR-L-9205 440300-FAB-S1-XX-DR-L-9206 | Fabrik |

The fee in connection with the application for the discharging of a condition of £234 (as well as the £32.20 service charge) has been paid via the planning portal.

Planning History

Full planning permission (LPA Reference 2020/2486/P) was granted on 27 November 2020. This permitted the following development:



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“Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking”.

Under this permission, the concept and principles were submitted and secured. This permission was later amended by a Section 73 Minor Material Amendment application (LPA Reference 2021/2813/P). This was approved on the 18th March 2021, and the alterations provided more plant on the roof and one heat pump in the rear garden.

A condition requiring the applicant to submit detailed landscaped plans was attached to this permission (Condition 11). It has been agreed with the Case Officer that this Section 96a Non-Material Amendment Application and the discharge of Condition 11 can be progressed concurrently since the material required for both is the same.

Description of Amendments

The amendments within this Section 96a Non-Material Amendment application do not undermine the design quality of the scheme, and the changes are required in order to address detailing and coordination matters which have arisen post-planning.

The overall landscaping strategy has been maintained, with ornamental planting at key junctures of the site, and with slight reductions in pot size across the site in order to favour younger plants. Proposed amendments are as follows:

- The consolidation of planting mixes throughout the scheme is to be reduced from 10 mixes down to 7 mixes, including the combination of woodland floor and woodland lower storey into the woodland edge mix;
- Planting proposed in one area of prairie planting Bed E has been integrated into the other four planting beds in order to consolidate species;
- The existing planting along Abbey Road is retained and left undisturbed with no additional planting proposed in this area;
- Bulbs have been removed from the planting plan. This allows for the planting scheme to be simplified;
- Specimen shrubs have been removed from the planting plan in favour of using younger plants. This is beneficial in the longer term as it allows younger plants to develop over time into specimen shrubs;
- The proposed planting in the garden at the rear of the Community Centre has been removed from the plans in order for this space to be used as a community-led garden. Therefore, this garden will be part of a community lead planting scheme which is an important feature at the existing Community Centre on Phase 3 that is valued by residents and that the Applicant is keen to reprovide; and
- The hedge that is proposed around the nursery has been amended to include younger plants, this favouring means that the establishment of these plants is more likely.

Updated Drawings

Updated drawings have been submitted to support this application. These drawings detail the proposed landscaping, including the garden wall and the details of the proposed gate.

Summary

Overall, the proposed amendments are non-material, do not undermine the design quality of the scheme and are required to address detailing and coordination matters which arise post-planning.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]