

Application ref: 2022/1581/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 20 July 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
www.camden.gov.uk/planning

Tibbalds Planning and Urban Design Ltd
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Belle Vue Apartments
Rowland Hill Street
London
NW3 2AQ

Proposal: Amendment to conditions 9 (car parking management plan) and 19 (approved plans) of planning permission ref: 2020/5330/P dated 07/05/2021 as a variation to condition 19 of planning permission 2014/6449/P dated 28/08/2015 (for Demolition of the existing student hostel building and replacement with a part 4, 6, 7, 10 storey building plus basement to provide extra-care accommodation for older people), namely to amend the car parking management arrangements.

Drawing Nos: 001; 20341-MA-XX-XX-DR-C-7050 rev P01; Covering letter prepared by Tibbalds dated April 2022; Car Parking Management Plan and Car Lift Maintenance Plan by Markides Associates dated 7th April 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 2020/5330/P shall be replaced with the following condition:

REPLACEMENT CONDITION 9

The development shall not be occupied until the whole of the car parking provision shown on the approved drawings is provided. Thereafter the whole of the car

parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development. The basement level carpark shall be operated in accordance with the Car Parking Management Plan and Car Lift Maintenance Plan by Markides Associates dated 7th April 2022 hereby approved.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy T1 of the Camden Local Plan 2017.

For the purposes of this decision, condition no. 19 of planning permission 2020/5330/P shall be replaced with the following condition:

REPLACEMENT CONDITION 19

The development hereby permitted shall be carried out in accordance with the following approved plans-

Existing plans- A213-A-(00)- 001, 101, 102, 103, 201, 202, 203, 204, 205, 206, 207, 208; Proposed plans- A213-A-(01)- 001, 104A, 105, A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 203A, 204A, 301A, 302A; 2755_GAD_130033_A, 2755_GAD_130032_A, 2755_GAD_130031_A, 2755_GAD_130021_A, 2755_GAD_130011_A; 20341-MA-XX-XX-DR-C-7050 rev P01

Supporting documents (all dated October 2014 unless otherwise stated)- Planning, Design and Access Statement by Tibbalds, Duggan Morris and Camlins; Townscape, Visual Impact and Heritage Statement by Peter Stewart; Statement of Community Involvement by Keeble Brown; Transport Assessment and Travel Plan (revision 5 dated 19.3.15) by Aecom; Daylight/sunlight and Overshadowing Assessment by JLL; Construction Management Plan by Aecom; Tree Survey and Arboricultural Statement by Camlins; Basement Impact Assessment by Elliot Wood; Sustainability and Energy Statement (revision B dated March 2015) by Max Fordham; Noise, vibration and ventilation Assessment by Max Fordham; Air quality Assessment by Aecom; Ecology Survey (phase 1) by White Young Green; Bartram's Planning Amendments dated April 2015; letters from JLL dated 16.3.15 (re light to school) and 9.4.15 (re light impact from revised scheme); email from Ian Thody dated 16.3.15 (re overshadowing); 0994-SA02 (sunlight amenity study plan); LL478-200-0003 (tree planting plan dated 13.3.15) and -0031 (tree protection plan dated 26.1.15); 213839d/002/P2 (below ground drainage plan); Car Parking Management Plan and Car Lift Maintenance Plan by Markides Associates dated 7th April 2022.

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

Informative(s):

1 Reason for granting approval-

This application seeks to amend the approved car park management plan, which was approved under a previous minor material amendment permission (Ref: 2020/5330/P). The changes under that permission removed the originally approved car stacker and replaced it by a valet parking system with car lift and amended the basement layout as well as the front elevation. As these changes have already

been implemented, this new proposal is now solely to alter the arrangement from a valet parking service to a traditional parking management arrangement with residents' self-parking. The reason is because the approved arrangement is considered too restrictive and expensive for occupiers. This change would have no material impact on the planning permission as the approved basement car parking layout, method of use and access remains substantially unchanged.

Given the above, the effect of the change to the car parking arrangements from valet parking to self-parking is considered 'non-material' to the original scheme and would not have any material effect on the approved development in terms of appearance and neighbour impact. The full impact of the scheme has already been assessed by virtue of the previous approval ref 2020/5330/P dated 07/05/2021.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 23/04/2021 under reference number 2020/4631/P and is bound by all the conditions and legal 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 2021.

Yours faithfully



Daniel Pope
Chief Planning Officer

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