

Application ref: 2022/2693/P
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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:

Stephenson House
75 Hampstead Road
London
Camden
NW1 2PL

Proposal: Non-material amendment to 2017/3518/P dated 08/03/2018 (as amended by 2018/0663/P dated 02/07/2018 and 2019/3232/P dated 12/09/2019) for: (extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works (summary)); NAMELY to vary condition 16 (accessibility) to remove the requirement for at least 10% of units to be designed and constructed in accordance with Part M4(3) and M2(2) adaptable of the Building regulations.

Drawing Nos: Approved documents: A-0002-PL; Cover letter dated 22/06/2022 (LJW/NMI/KFO/J10346).

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.16 of planning permission 2017/3518/P dated 08/03/2018 (as amended by 2018/0663/P dated 02/07/2018 and 2019/3232/P dated 12/09/2019) shall be replaced with the following condition:

REPLACEMENT CONDITION 16

All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

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 policy H6 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The approved development has been substantially implemented under 2018/0663/P dated 02/07/2018 as varied by 2019/3232/P dated 12/09/2019. The consented proposals allow for the provision of a Part M4 (3) fully adapted wheelchair unit on the 5th floor to be included within the development of Stephenson House (secured by condition 16). Whilst the approved scheme includes a two-way alert communication system; it is possible to include any protected fire refuge area which is required for the safe evacuation of a wheelchair user. The unit would be adaptable and otherwise accessible in every other way.

The requested change has come from the Housing Association, Origin Housing. It is not possible to make the consented accessible wheelchair unit comply with the current Fire Safety Regulations. For a fully accessible wheelchair unit located on one of the upper floors, there needs to be a Refuge and Call Point provided for safe evacuation of the wheelchair user. Refuge and Call Point cannot be installed at Stephenson House. On this basis it is not possible for the scheme for the scheme to meet M4 (3).

It is considered to be a non-material change to the scheme as the unit is being delivered as consented only the condition no longer applies due to changes in Building Regulations (i.e. the unit cannot achieve the aspiration set at the time through no fault of its own).

No comments have been received and the site's history has been properly considered.

This decision relates only to the changes suggested in the covering letter and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 2017/3518/P dated 08/03/2018 (as amended by 2018/0663/P dated 02/07/2018 and 2019/3232/P dated 12/09/2019) 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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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