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Camden Council  
 Development Management  
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 London Borough of Camden  
 Town Hall  
 Judd Street  
 London  
 WC1H 9JE

02 August 2022

JS/MR – 22/299

Dear Sir/ Madam,

**Liddell Industrial Estate, 1-33 Liddell Road, London NW6 2EW – Non-Material Amendment  
 Application to Vary Condition 2 of Planning Permission 2014/7651/P**

On behalf of our client West Hampstead Limited, please find enclosed a Non-Material Amendment Application relating to variation of Condition 2 (approved plans) associated with Phase 2 of the approved development at the above address.

Planning permission was granted for the comprehensive redevelopment of the former Liddell Road Industrial Estate (No1-33 Liddell Road) on 31 March 2015. The development was approved as two phases.

Phase 1 of the development was granted planning permission (2014/7649/P) on 31 March 2015 for the construction of new school buildings for Kingsgate Primary School, creation of a new access road, associated car parking and implementation of temporary landscaping works. This development is now complete.

Phase 2 of the development was granted planning permission (2014/7651/P) for the comprehensive, mixed-use redevelopment involving the construction of three new buildings: Block A (5 storeys) to provide 3,700 sqm (GIA) of mixed commercial use (Class B1), Block B (11 storeys) and Block C (5 storeys) to provide 106 residential units (Class C3) and associated public realm landscaping works.

This application seeks to vary the approved plans within Condition 2 to accommodate design evolution of the development as it reaches the detail design stage. The proposed replacement to the approved plans are set out in Table 1. A summary of the proposed changes and the justifications can be found in subsequent sections.

Table 1: Proposed Amendments - Elevations

<b>Block A</b>		
<b>Elevation</b>	<b>Consented</b>	<b>Proposed</b>
North	MLA / 403 / P2 / 340	35536-A-DR-A-05-0000PL
East	MLA / 403 / P2 / 341	35536-A-DR-A-05-0001PL

South	MLA / 403 / P2 / 342	35536-A-DR-A-05-0002PL
West	MLA / 403 / P2 / 343	35536-A-DR-A-05-0003PL
<b>Block B</b>		
<b>Elevation</b>	<b>Consented</b>	<b>Proposed</b>
North	MLA / 403 / P2 / 353	35536-B-DR-A-05-0000PL
East	MLA / 403 / P2 / 351	35536-B-DR-A-05-0001PL
South	MLA / 403 / P2 / 350	35536-B-DR-A-05-0002PL
West	MLA / 403 / P2 / 352	35536-B-DR-A-05-0003PL
<b>Block C</b>		
<b>Elevation</b>	<b>Consented</b>	<b>Proposed</b>
North	MLA / 403 / P2 / 373	35536-C-DR-A-05-0000PL
East	MLA / 403 / P2 / 371	35536-C-DR-A-05-0001PL
South	MLA / 403 / P2 / 370	35536-C-DR-A-05-0002PL
West	MLA / 403 / P2 / 372	35536-C-DR-A-05-0003PL

Table 2: Proposed Amendments – floor plans

<b>Block B</b>		
<b>Level</b>	<b>Consented</b>	<b>Proposed</b>
Level 9	MLUK / 403 / P2 / 159 / Rev A	BM-BB-09-DR-A-03-0009PL Rev P1
Level 10	MLUK / 403 / P2 / 160 / Rev A	BM-BB-10-DR-A-03-0010PL Rev P1
<b>Block C</b>		
<b>Level</b>	<b>Consented</b>	<b>Proposed</b>
Level 1	MLUK / 403 / P2 / 171 / Rev A	BM-BC-01-DR-A-03-0001PL Rev P1
Level 2	MLUK / 403 / P2 / 172 / Rev A	BM-BC-02-DR-A-03-0002PL Rev P1
Level 3	MLUK / 403 / P2 / 173 / Rev A	BM-BC-03-DR-A-03-0003PL Rev P1
Level 4	MLUK / 403 / P2 / 174 / Rev A	BM-BC-04-DR-A-03-0004PL Rev P1

The application forms are enclosed and the requisite application fee has been paid via bank transfer to the Planning Portal.

**a. Internal Layout**

Opportunities for the introduction of more three bedrooms units within Blocks B and C have been identified through design development. The change to internal layout of Blocks B and C are set out below.

Given the Council’s desire to deliver more larger units to accommodate families in the Borough, this change is considered to be acceptable. Furthermore, the number of changes within the scheme is considered to be of a small scale which would constitute a non-material amendment.

**Block B**

	1B2P	2B4P	3B5P	3B6P	Total
Consented	6	30	4	0	40
Proposed	6	30	4	0	40
Difference	0	0	0	0	0

**Block C**

	1B2P	2B3P	2B4P	3B5P	3B6P	Total
Consented	25	0	29	7	5	66
Proposed	21	5	26	10	4	66
Difference	-4	+5	-3	+3	-1	0

**b. Balconies and Windows – Blocks B and C**

The general arrangement plans for the residential buildings consented under planning reference 2014\_7651\_P show all the windows opening either inwards or outwards.

It is evident from the plans that inward opening full height windows clash with the furniture and negatively affect circulation within the apartments. The majority of the rooms within the residential units contain two or more windows / balcony windows - we do not believe all of these need to be openable. Replacing some openable windows with fixed windows will resolve clashes between furniture and window panes and will also improve the acoustic comfort within the apartments. Where possible, low level fixed lights have been introduced to allow for the upper section of the window openings to open inwards without negatively affect the furniture layout. This is considered to strike an acceptable balance between delivering an appropriate level of flexibility for residents to provide their desired level of air circulation and ensuring that amenity levels within the apartments are acceptable.

Juliette balconies are proposed to be removed in some cases where fixed windows or low level fixed lights are introduced. The change is deemed acceptable and represents a non-material amendment.

This would apply to Block B and, to a lesser extent, to Block C.

### **c. Wall Copings**

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The consented drawings show terracotta and bath stone reconstituted copings on all three blocks. As shown in proposed elevation drawings (Table 1), stone copings on all three blocks will be replaced with aluminium or concrete copings throughout. These materials are less porous and more durable than terracotta and bath stone to better withstand the weather and are deemed to improve the overall longevity of the facades.

### **d. Energy Strategy**

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The following covenant under the S106 agreement dating 31 March 2014 for planning application 2014/7651/P was discharged on 11 February 2022:

*Clause 4.12: ENERGY EFFICIENCY AND RENEWABLE ENERGY PLAN 4.12.1 On or prior to the Implementation Date to submit to the Council for approval the Energy Efficiency and Renewable Energy Plan. 4.12.2 Not to Implement nor permit Implementation until such time as the Council has approved the Energy Efficiency and Renewable Energy Plan as demonstrated by written notice to that effect.*

In line with the above discharged covenant, plant roof enclosures will be added to all three buildings to facilitate the ASHP strategy.

The external changes to the building are minimal and are shown in the elevations set out in Table 1. Thus, the changes are considered to be acceptable and represent a minor material amendment.

### **e. Design Development**

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Topographical surveys carried out to date, along with further design development, show that the ground floor level of Block A should be raised to facilitate best practice for stormwater management and level access. Minor amendments to the height of the ground floor windows are also proposed. There will be no change to the overall building height.

Further design development studies have highlighted buildability and technical challenges with the tall soldier coursing to the elevations of Block A. The tall soldier coursing to the western and southern elevations will be omitted. This detail will be maintained to the north and east elevations, as these elevations will be visible from the public areas at Liddell Road.

No changes to overall height to the building are proposed, but the storey heights of each building are reconfigured in a barely perceptible way to accommodate the increase in ground floor height. As such, the changes are considered to be acceptable and constitute a non-material amendment.

### **f. Change to ground floor plan - Block B**

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Changes were made to the setting out of the northern boundary of the primary school building in Phase 1 to facilitate both buildability and party wall negotiations with the adjoining owners Network Rail.

We proposed a similar approach for the ground floor of Block B, to set this 300mm south (following along grid lines). The proposed amendment is shown in drawing BM-BB-00-DR-A-03-0000PL REV P1.

Given the approach was acceptable on Phase 1, we consider that mirroring this approach should also be acceptable. Furthermore, the changes are very minor in scale and thus are considered to be non-material amendments.

#### **g. Winter gardens - Block C**

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The consented drawings include south facing winter gardens to the ground floor units to Block C. These winter gardens appear to prevent access to the landscaped areas between the communal pedestrian access path and the south elevation. Such landscaped areas would be put to better use if demised to the ground floor units as private gardens where possible whilst still maintaining appropriate levels of privacy and amenity for residents through landscape design and planting specifications. It is proposed that these ground floor winter gardens are replaced with railings which can open onto private front gardens demised to the ground floor units.

#### **h. Rear terraces – Block C, ground floor**

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The consented drawings show terraces to the rear of the ground floor flats extending all the way to the boundary with the existing Kingsgate Primary School. As construction works commenced earlier this year, operations were disrupted by the discovery of substantial obstructions within the ground. Deep pile foundations were discovered all along the boundary with the Kingsgate Primary School, presumably left behind after demolition works on site occurred for the construction of Phase 1. These obstructions could not be removed. The retaining structures designed to accommodate the proposed finished floor levels to Block C had to be adjusted to suit. As a result, the size of the affected rear terraces will range between circa 25sqm to 31sqm which in addition to the front terraces also provided will deliver private amenity provisions for the affected apartments over and above minimum standards. A sketch is provided with this application to demonstrate the amendment. Details for the rear terraces will continue to be covered by Condition 23.

#### **i. Bathroom windows – Block C**

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The consented drawings include north facing windows to some of the bathrooms along the north elevation. This elevation overlooks the outdoor play area of the adjoining Kingsgate School and are deemed to be redundant hence it is proposed for them to be removed.

#### **j. Conclusion**

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Having regard to the above and enclosed details, we trust that sufficient information has been provided in order to allow the application to be granted.

If you should require any additional information, or if you would like to discuss any aspects of the submitted details further, then please do not hesitate to contact me on 020 3640 1011 or via email at [jsullivan@iceniprojects.com](mailto:jsullivan@iceniprojects.com).

Yours sincerely,

Jamie Sullivan  
DIRECTOR