

Application ref: 2022/1707/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 7 September 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

CBRE Ltd.
Henrietta House
Henrietta Place
London
W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Abbey Estate 2
Abbey Road
Camden
London
NW6 4DP

Proposal: Non-Material Amendment to implement changes to hard landscaping implementation granted under reference 2020/2486/P dated 27/11/20 as varied by reference 2021/2813/P dated 18/03/22 for 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.

Drawing Nos: Cover letter (CBRE) 19 April 2022, 440300-FAB-S1-XX-DR-L-9200 C02, 440300-FAB-S1-XX-DR-L-9201 C01, 440300-FAB-S1-XX-DR-L-9202 C04, 440300-FAB-S1-XX-DR-L-9203 C02, 440300-FAB-S1-XX-DR-L-9204 C04, 440300-FAB-S1-XX-DR-L-9205 C01, 440300-FAB-S1-XX-DR-L-9206 C01, 440300-FAB-S1-XX-DR-L-9541 C01, 440300-FAB-S1-XX-DR-L-9517 C01.

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.2 of planning permission granted on 27/11/2020 under reference number 2020/2486/P, amended by the section 73 application granted on 18/03/21 under reference 2021/2813/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

Approved drawings

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

Existing drawings: 440300-AHR-ZZ-00-DR-A-0001, 440300-AHR-ZZ-00-DR-A-0002, 440300-AHR-ZZ-00-DR-A-0003, 440300-AHR-ZZ-XX-DR-A-0004, 440300-AHR-ZZ-XX-DR-A-0005, 440300-AHR-ZZ-XX-DR-A-0006, 440300-AHR-ZZ-XX-DR-A-0007, 440300-AHR-ZZ-XX-DR-A-0008, S1-XX-DR-L-9002 L01,

Proposed drawings: 440300-AHR-ZZ-XX-DR-A-1021, 440300-AHR-ZZ-XX-DR-A-0019, 440300-AHR-ZZ-XX-DR-A-0018, 440300-AHR-ZZ-XX-DR-A-0017, 440300-AHR-ZZ-XX-DR-A-0016, 440300-AHR-ZZ-XX-DR-A-0015, 440300-AHR-ZZ-XX-DR-A-0014, 440300-AHR-ZZ-00-DR-A-1002, 440300-AHR-ZZ-00-DR-A-1003, 440300-AHR-ZZ-01-DR-A-1004, 440300-AHR-ZZ-RF-DR-A-1005, S1-XX-DR-L-9003 L01, S1-XX-DR-L-9100 L02, 440300-FAB-S1-XX-DR-L-9001, 440300-FAB-S1-XX-DR-L-9200 C02, 440300-FAB-S1-XX-DR-L-9201 C01, 440300-FAB-S1-XX-DR-L-9202 C04, 440300-FAB-S1-XX-DR-L-9203 C02, 440300-FAB-S1-XX-DR-L-9204 C04, 440300-FAB-S1-XX-DR-L-9205 C01, 440300-FAB-S1-XX-DR-L-9206 C01, 440300-FAB-S1-XX-DR-L-9541 C01, 440300-FAB-S1-XX-DR-L-9517 C01.

Supporting documents: Design and Access Statement (AHR) May 2020, Landscape Design and Access Statement (Fabrik) May 2020, Rapid Health Impact Assessment (CBRE) May 2020, Acoustic Report 9769.RP01.AAR.4 - Rev. 4 (RBA) 27 May 2020, Air Quality Assessment 01 - 27965-RP-SU-001 (HM) 26 May 2020, Preliminary Ecological Appraisal Report - DFCP 4399 (D F Clark Bionomique Ltd) 22nd May 2020, Construction Management Plan v3 (draft) (Wates) 22.5.2020, Transport Statement (Stantec) April 2020, Energy Assessment rev 2 (Norman Bromley) May 2020, Lighting Strategy Rev 2 (Norman Bromley) 22-05-2020, Flood Risk Assessment (FRA) and Sustainable Drainage Systems (SuDS) Strategy (Stantec) May 2020, Sustainability Statement (Norman Bromley) May 2020, Arboricultural Impact Assessment (Sharon Hosegood Associates) 19 May 2020, Employment and Training Strategy v1 (Wates) May 2020, Daylight and Sunlight Report (Delva Patman Redler) May 2020, Wind Impact Assessment (Pollard Thomas Edwards) May 2020, Statement of Community Involvement (Camden) Planning Statement (CBRE) May 2020, Preliminary Risk Assessment (WSP) May 2020, Road Safety Audit Stage 1 15820 (TMS) 3rd September 2020, Technical Note 001 (Stantec) September 2020, Cover letter (CBRE) 19 April 2022.

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

Informative(s):

1 Reason for granting non-material amendments:

The proposed amendments are to the details of the planting that was approved in the landscape plans as part of the original application. Given the setting of the new

building beside open space, the landscaping in this application is very important. The Council's Trees and Landscaping Officer has been consulted and is satisfied that the proposed changes do not undermine the quality of the approved scheme.

No objections have been received to this application.


None of the other conditions attached to the original permission are affected by the amendments.

Given the above, the proposed amendments would not significantly alter the substance of the approved scheme and are considered non-material.

- 2 You are advised that this decision relates only to the changes highlighted on the plans 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 27/11/2020 under reference number 2020/2486/P, amended by the section 73 application granted on 18/03/21 under reference 2021/2813/P and is bound by all the conditions 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 written over a light blue rectangular background.

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.