

Application ref: 2022/3463/P
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Iceni Projects
Da Vinci House
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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:

Light Industrial Estate Redevelopment Site
Liddell Road
London
NW6 1PL

Proposal: Non-Material Amendment to planning permission 2014/7651/P dated 31/03/15 to amend Condition 2 (Approved Plans) including amendments to the residential unit sizes, balconies and windows, wall coping, energy strategy, soldier coursing and the ground floor plan for Block B.

Drawing Nos: 35536-A-DR-A-05-0000PL; 35536-A-DR-A-05-0001PL; 35536-A-DR-A-05-0002PL; 35536-A-DR-A-05-0003PL; 35536-B-DR-A-05-0000PL; 35536-B-DR-A-05-0001PL; 35536-B-DR-A-05-0002PL; 35536-B-DR-A-05-0003PL; 35536-C-DR-A-05-0000PL; 35536-C-DR-A-05-0001PL; 35536-C-DR-A-05-0002PL; 35536-C-DR-A-05-0003PL; BM-BB-09-DR-A-03-0009PL Rev P1; BM-BB-10-DR-A-03-0010PL Rev P1; BM-BC-01-DR-A-03-0001PL Rev P1; BM-BC-02-DR-A-03-0002PL Rev P1; BM-BC-03-DR-A-03-0003PL Rev P1; BM-BC-04-DR-A-03-0004PL Rev P1; BM-BC-00-DR-A-03-0000PL P1

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 ref 2014/7651/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

Drawings:

Architectural drawing; No's (all prefixed "MLUK/403/P2/"):

Site Location Plan (002), 006, 007, 010, 011, 012, 013, 070 A, 071 A, 072 A, 080 A, 081 A, 082 A, 083 A, 084 A, 085 A, 140, 141, 142, 143, 144, 145, 150 A, 151 A, 152 A, 153 A, 154 A, 155 A, 156 A, 157 A, 158 A, 161, 170 A, 175, 240, 250 A, 270 A, 540, 541, 550, 551, 552 A, 570 A, 571 A.

Amendment drawing; No's:

35536-A-DR-A-05-0000PL; 35536-A-DR-A-05-0001PL; 35536-A-DR-A-05-0002PL; 35536-A-DR-A-05-0003PL; 35536-B-DR-A-05-0000PL; 35536-B-DR-A-05-0001PL; 35536-B-DR-A-05-0002PL; 35536-B-DR-A-05-0003PL; 35536-C-DR-A-05-0000PL; 35536-C-DR-A-05-0001PL; 35536-C-DR-A-05-0002PL; 35536-C-DR-A-05-0003PL; BM-BB-09-DR-A-03-0009PL Rev P1; BM-BB-10-DR-A-03-0010PL Rev P1; BM-BC-01-DR-A-03-0001PL Rev P1; BM-BC-02-DR-A-03-0002PL Rev P1; BM-BC-03-DR-A-03-0003PL Rev P1; BM-BC-04-DR-A-03-0004PL Rev P1

Landscape drawing; No's (all prefixed "KL037."):

D.01.LP.RevG; D.01.LP2.RevC; D.02.TP.RevD; D.05.SCP.RevG; D.07.PP2.RevB; D.08.TLP.RevH; D.10.LPRF2.RevC; D.11.LP0.RevC; C.LS.01-03.RevD; C.LS.04.RevA; C.LS.05.RevC; C.LS.06.RevD; C.LS.07.RevC; C.LS.08.RevC; C.LS.09.RevB; C.LS.10.RevB; C.LS.20.RevA; C.LS.22.RevB; C.LS.23.RevC; C.LS.25.RevB.

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

For the purposes of this decision, condition no. 4 of planning permission ref 2014/7651/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The location of the four affordable housing units shall be fully implemented in accordance with the details hereby approved, prior to the first occupation and thereafter retained and maintained in accordance with the approved scheme. The details provided include drawing no. BM-BC-00-DR-A-03-0000PL P1 (ground floor plan Block C).

Reason: To secure sufficient provision of affordable housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting approval-

This proposal seeks to vary the permission granted on 31/03/2015 under 2014/7651/P, to alter the residential unit sizes in Block C, replacement of windows and Juliette balconies in Block B and Block C, replacement wall coping, alterations to energy strategy, increase the ground floor height in Block A and removal of soldier coursing to west and south elevations, alter the ground floor plan in Block B, and removal of bathroom windows in Block C.

The proposed amendments to the internal layout of the residential units in Block C would result in the introduction of 5 new 2b3p units and 3 additional 3b5p units (eight in total). The number of bedrooms in the remaining units would be altered to accommodate the new units. The total number of residential units would not change with 4x 1b2p, 3x 2b4P, and 1x 3b6p (eight units) being lost to provide for the eight new units. The development would provide 5 x 2 bedroom units and 3 x 3 bedrooms units which are both identified as high priority within the borough, with the biggest reduction in 1 bed units. The principle of revising the internal layout in Block C to accommodate the introduction of additional residential accommodation at the site and maximising the supply of additional homes in the borough with an appropriate mix is therefore considered appropriate and not a material alteration to the overall scheme.

The replacement of inward opening windows and Juliette balconies on Blocks B and C would improve the relationship with the internal layouts. On Block B, 161 openable windows with Juliette balconies would be replaced with fixed windows and part fixed windows, and Juliette balconies removed, on all elevations. On Block C, 28 windows would be replaced with part fixed windows, and 31 bathroom windows would be removed on north, west and south elevations. The amendments would not result in detrimental amenity concerns or harm to the surrounding location by way of a loss of privacy, outlook or any increases in overlooking, with no material change overall.

The change in material to the wall copings on Blocks A, B and C from terracotta and bath stone to aluminium and concrete would not result in unacceptable harm to the character and appearance of the host buildings and site. The removal of soldier coursing on Block A on the west and south elevations, would not be visible from the public realm or within the site, with minimum visual impact, and therefore would be acceptable. The addition of plant enclosures to all 3 buildings would facilitate an improved ASHP energy strategy and minimise potential noise disturbance.

Increasing the height of the ground floor plan in Block A, and repositioning the ground floor plan of Block by 300mm towards the south would be considered minimal and have no material impact on the scale or general location of the approved buildings.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2014/7651/P dated 31/03/2015. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development and its programmed delivery. Furthermore, it is

considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context of the substantive permission granted on 31/03/2015 under reference number 2014/7651/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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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