

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Our Reference: 784-B021564 S73-AMAL
Julie.mclaughlin@tetrattech.com

FAO Ms. Laura Dorbeck

Planning Portal Submission

02 December 2022

Dear Ms Dorbeck

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – APPLICATION UNDER S73: MINOR MATERIAL AMENDMENT(S)
156 WEST END LANE, WEST HAMPSTEAD, LONDON NW6 1SD
PLANNING PORTAL REFERENCE: PP-11723093

On behalf of our client, Astir Living Ltd, we submit the following application under S73 of the Town and Country Planning Act 1990:

Minor material amendments (internal amendments to reduce the number of units and variation of Conditions 2 and 46) of planning permission 2019/4140/P (dated 14th July 2021) which itself varied conditions 2, 9, 33, 44 and 46 of planning permission 2015/6455/P dated 23rd June 2017 for: Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping.

In addition to this Cover Letter, the following application documentation has been submitted via the Planning Portal:

- Completed application form.
- Approved drawings prepared by Chapman Taylor Architects.
- Proposed Drawings prepared by Chapman Taylor Architects.
- Comparison booklet prepared by Chapman Taylor Architects.
- The appropriate application fee of £234.00 (plus Planning Portal service charge) has been paid via credit card.

Background to the application

The regeneration site at 156 West End Lane will play an integral role in supporting the future of West Hampstead as well as the wider borough. The high quality scheme, delivering new homes and supporting the retail and employment opportunities centred on West End Lane (2019/4140/P) is now progressing.

Non-material amendments to extend the lower ground floor and reconfigure internal layouts and ancillary uses within the East building (and associated variation of Conditions 9, 32 and 33 to reflect the use of different unit numbers and drawing numbers) were approved in August 2021 (2021/3470/P). This included a change to the dwelling mix for the market housing in the east building.

A number of enquiries from potential occupiers of units within the east block has led to a design review within this building. Increasingly, enquiries are for larger units which can only be accommodated by amalgamating units.

Proposed Amendments

As a result of specific requests, the proposals seek to:

- amalgamate two 1-bed/2person units on the ground floor to provide a larger 2-bed/4person unit; and
- amalgamate one 2-bed/4person unit and one 1-bed/2 person unit on the second floor to provide a larger 3-bed/5person family unit.

The accompanying “Comparison booklet” produced by Chapman Taylor Architects presents a comparison of the as approved and as proposed position on both the ground floor and second floor. There are no changes to the lower ground, first, third or fourth floors in the east building; and no changes proposed to the west building. Furthermore, there are no changes proposed to the elevations, height, scale, or massing as a result of the amendments.

The following tables present a comparison of the as approved versus the as proposed position:

	AS APPROVED (2019/4140/P)	AS PROPOSED
TOTAL NO. OF UNITS	180	178
AFFORDABLE HOUSING	86	86
➤ Affordable Social Rent	54	54
➤ Intermediate Rent	25	25
➤ Shared Ownership	7	7
MARKET HOUSING	94	92

Table 1: Overall tenure position across both east and west buildings

	AS APPROVED (2019/4140/P)			
	1-bed	2-bed	3-bed	TOTAL
Market housing	56 (60%)	38 (40%)	0	94
Shared Ownership	5 (71%)	2 (29%)	0	7
TOTAL	61 (60%)	40 (40%)	0	101

Table 2: Dwelling mix in East building – As Approved under S73 in 2021

	AS APPROVED (2021/3470/P)			
	1-bed	2-bed	3-bed	TOTAL
Market housing	53 (56%)	41 (44%)	0	94
Shared Ownership	5 (71%)	2 (29%)	0	7
TOTAL	58 (57%)	43 (43%)	0	101

Table 3: Dwelling mix in East building – As Approved under S96A in 2021

	AS PROPOSED			
	1-bed	2-bed	3-bed	TOTAL
Market housing	50 (54%)	41 (45%)	1 (1%)	92
Shared Ownership	5 (71%)	2 (29%)	0	7
TOTAL	55 (56%)	43 (43%)	1 (1%)	99

Table 4: Dwelling mix in the East building – As Proposed

Policy H7 of the Local Plan (2017) seeks a mix of dwelling sizes that will contribute to the creation of mixed, inclusive, and sustainable communities. Housing development is expected to contribute to meeting the priorities set out in the Dwelling Size Priorities Table and include a mix of large and small homes (Paragraph 3.189, Table 1). The highest priorities within the market sector are two and three-bedroom homes. It is therefore considered that the loss of one-bedroom units to provide larger units, including a three-bedroom, 6-person unit helps meet the highest requirements of the Local Plan.

The proposed changes to conditions

Condition 2 (Approved drawings and documents)

The application seeks to substitute the approved drawings with the proposed drawings:

APPROVED DRAWINGS (2021/3470/P)	PROPOSED DRAWINGS
0001-A-CTA-SKE-98-00-5571	WPN-A-CTA-SKE-98-ZZ-0003-P01
0001-A-CTA-SKE-98-02-5573	WPN-A-CTA-SKE-98-ZZ-0004-P01

Condition 46 (Number of units)

The condition currently reads:

"The development hereby permitted is for 180 units and shall be carried out in accordance with the approved plans set out in condition 2 of this planning permission".

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

It is proposed to amend the wording to read:

"The development hereby permitted is for 178 units and shall be carried out in accordance with the approved plans set out in condition 2 of this planning permission".

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

Conclusion

The proposed internal amendments provide larger priority homes that will accommodate the needs of future households.

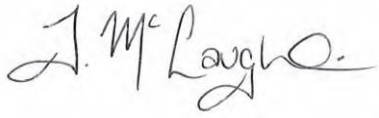
The overall amount of residential floorspace is maintained and it is considered that the loss of two units in this location to meet the higher priorities of the adopted Local Plan is acceptable on balance.

The proposed amendments are internal and accordingly would not result in a material change to the appearance of the building or give rise to any other any design issues. The proposals would continue to preserve the character and appearance of the adjacent Conservation Area and similarly, would have no material impact on amenities of neighbouring occupiers or upon surrounding infrastructure.

We trust that we have provided you with sufficient information to validate and determine the application at the earliest opportunity. Should you require any additional information or have any questions, please do not hesitate to contact me.

We look forward to hearing from you in due course.

Yours sincerely,



Julie Mc Laughlin

Associate Director

Tetra Tech Environment Planning Transport Limited.