

David Fowler
London Borough of Camden
5 Pancras Square
London
N1C 4AG9th December 2022

Dear David,

5-17 Haverstock Hill, London, NW3 2BP - Non-Material Amendment Application

On behalf of our client, OD Camden Hotel Ltd, please find enclosed an application for non-material amendments to the planning permission granted on the 2nd October 2018 (Ref: 2016/3975/P) for the development described below:

“Demolition of existing building and erection of a part-six, part-seven storey development comprising 77 residential units (8 x studio, 18 x 1-Bed, 32 x 2-Bed and 19 x 3-Bed units) (Use Class C3) and retail (Use Class A1-A5) use at ground floor with associated cycle parking, amenity space, refuse and recycling store and associated works”.

As confirmed by Lawful Development Certificate ref: 2021/3268/P granted on the 3rd March 2022, our client has implemented the above permission.

Proposed Amendments

Amendments to the original permission are now proposed to ensure that the development will meet changes in regulations and contemporary standards since the original permission was granted, including compliance with fire safety requirements. Amendments are also required to satisfy the result of party wall negotiations, engineering constraints, the needs of future occupiers and environmental regulations.

We have noticed that the originally approved planning drawings were also drawn incorrectly in places. For example, the floor levels between the affordable and market housing blocks have been drawn incorrectly. The amendments proposed correct such errors

The proposed amendments are set out in full in the drawings that accompany this application and the rationale behind them in the Design and Access Statement Addendum that also accompanies this application.

In summary, the amendments proposed include:

- Addition of a lower ground floor drawing (note: not an additional floor);
- Relocation of the Upper Ground Floor Entrance to Haverstock Hill;
- Addition of a dedicated cycle store for residents of Block C;
- Removal of recessed balconies at Upper Ground Floor Level on the north west elevation;
- Entrance to Block C recessed to allow external access to Block C refuse store;
- Block C refuse store separated from Block A;

- Lobby entrance on southern elevation enhanced and moved closer to Chalk Farm Station;
- Small triangle area of floorspace to Block B on internal courtyard elevation and at first and second floors removed;
- Terrace to internal courtyard at first floor level to Block B relocated;
- Amended design to rooflight to entrance lobby at first floor level;
- Window added to western elevation at first, second, third and fourth floor levels;
- New terrace added to Block B flats at second, third, fourth, fifth and sixth floor levels. Terrace removed from same flats at second, third and sixth floor levels;
- Amendment to window on south eastern corner of Block B at second, third, fourth, fifth and sixth floor levels;
- Terrace extended to Block A flat at fourth floor level;
- Plant enclosures amended to screen new Air Source Heat Pumps; and
- Internal reconfiguration of flats and retail.

Summary

Our assessment of the proposed amendments are set out in the appended table.

The amendments proposed are modest in the context of the approved development. Although there will be some external changes made to the building and visible from the public realm, they maintain the overall design intent and quality of the approved development. The amendments do not give rise to any impacts not assessed and satisfactorily mitigated by the conditions attached to the original permission. Overall, the amendments are an enhancement to the approved development and non-material.

Please note that the appointed architect is Piper Whitlock. The S106 allows for the substitution of a competent architect. Piper Whitlock, whilst they design high quality developments in their own right, are specialists in delivering buildings through construction.

We look forward to hearing from you in response to these proposals. If you have any queries or require anything further, please don't hesitate to contact me.

Yours sincerely

Nathan Barrett
Associate Director

Table of Amendments

Amendment	CBRE Assessment
Addition of a lower ground floor drawing.	The approved ground floor plan (Drawing number: 100) shows the floor level for Block C as being the same as Blocks A and B. This is not consistent with the elevations and sections which show a split-level arrangement. The proposed amendment would clarify this.
Relocation of the Upper Ground Floor Entrance to Haverstock Hill.	Required to meet building/fire regulations so that upper floors of Block B have quick egress from building. Modest design change that centrally locates entrance on Haverstock Hill elevation to a more legible location and enhances design. Note that details of door still controllable by LB Camden under condition 3.
Addition of a dedicated cycle store for residents of Block C.	This amendment provided additional cycle parking for residents of Block C in a convenient location for them, in lieu of internal plant area. This would further encourage cycle use and enhances the sustainability credentials of the scheme. Note that details of cycle storage still controllable by LB Camden under condition 4.
Removal of recessed balconies at Upper Ground Floor Level on the north west elevation.	Required to provide additional bedroom space for affordable flats. These flats still have a large lower ground floor terrace that exceeds the Mayor's Housing SPG standards. Fenestration pattern remains largely unchanged with details still controllable by LB Camden under condition 3.
Entrance to Block C recessed to allow external access to Block C refuse store / Block C refuse store separated from Block A.	Allows for separation of refuse stores between Block's A and C whilst maintaining external access for site management purposes. Recessed area within gated area so does not result in Safer By Design concern.
Lobby entrance on southern elevation enhanced and moved closer to Chalk Farm Station.	This amendment creates unbroken retail façade on Adelaide Road frontage and makes residential entrances more legible. Fenestration pattern largely unchanged. Note design detail still subject to LB Camden's approval under condition 3.
Small triangle area of floorspace to Block B on internal courtyard elevation and at first and second floors removed.	Space results in inefficient floor layout and is not required to meet Nationally Described Space Standard. Resulting façade amendment discreetly located and maintains design quality and intent.
Terrace to internal courtyard at first floor level to Block B relocated.	Improved internal layout and maintains private terrace area for flats. Discreetly located and maintains design quality and intent.

Amended design to rooflight to entrance lobby at first floor level.

The approved rooflight is excessively large and is not required to provide satisfactory light levels to level below. It is also discreetly located and would not be visible from public realm. Also allows for enlarged biodiverse/green roof and associated biodiversity and run-off decrease enhancements. Note that landscaping details for green roof would still be subject to LB Camden's approval and control under condition's 7, 8 and 9.

Window added to western elevation at first, second, third and fourth floor levels.

The new window improved light levels to flats within Block B. The resulting fenestration pattern remains as per original design intent. Note window details still controllable by LB Camden under condition 3.

New terrace added to Block B flats at second, third, fourth, fifth and sixth floor levels. Terrace removed from same flats at second, third and sixth floor levels.

This amendment is not visible from the public realm and maintains private outdoor space for residents, in accordance with Mayor's Housing SPG.

Amendment to window on southeastern corner of Block B at second, third, fourth, fifth and sixth floor levels.

This window has to be set back from the boundary by 1m in accordance with fire safety requirements in building regulations. It does not materially change overall appearance of Block B.

Terrace extended to Block A flat at fourth floor level.

The additional area results from revised internal reconfiguration of adjacent flat. Would provide additional outdoor amenity space in accordance with Mayor's Housing SPG.

Plant enclosures amended to screen new Air Source Heat Pumps ('ASHP').

The enclosures would be marginally higher than the approved enclosures but barely discernible from outside the site, as per the visuals within PWA's Design and Access Statement Addendum. They would also allow for ASHP to be installed, reducing carbon emission from the development, consistent with the ambitious carbon savings sought by policy SI 12 of the London Plan since development originally approved. Noise from the ASHP would also be controlled by conditions 10 and 16 of the original permission.

Internal reconfiguration of flats and retail.

Throughout the development, minor changes to floor layouts are proposed to meet the requirements of Part M4(2) and M4(3) of the building regulations. There would be no change to the number of units, bedroom or tenure mix. Although the retail floorspace would decrease marginally, it would retain an entirely retail frontage and maintain units of a lettable size.