

Patrick Marfleet
Planning Department
London Borough of Camden 2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Date: 9th March 2023
Our reference: I1079870

Dear Patrick,

7A, B & C Bayham Street, London, NW1 0EY | Non-Material Amendment to Planning Permission Ref. 2020/5647/P

On behalf of our client, Camden Lifestyle (UK) Limited, we hereby submit an application for a Non-Material Amendment ('NMA') under Section 96a of the Town and Country Planning Act 1990, to Planning Permission ref. 2020/5647/P, at 7ABC Bayham Street, London, NW1 0EY.

In addition to this Covering Letter, the following drawings and documents are submitted alongside this application:

- Design Document (March 2023) prepared by Studio Moren
- Approved Proposed Basement Floor (A-100-098 P3)
- Revised Proposed Basement Floor (A-100-098 P4)
- Approved Proposed Lower Ground Floor (A-100-099 P3)
- Revised Proposed Lower Ground Floor (A-100-099 P4)
- Approved Proposed Ground Floor (A-100-100 P4)
- Revised Proposed Ground Floor (A-100-100 P5)
- Approved Proposed First Floor (A-100-101 P4)
- Revised Proposed First Floor (A-100-101 P5)
- Approved Proposed Second Floor (A-100-102 P3)
- Revised Proposed Second Floor (A-100-102 P4)
- Approved Proposed West Elevation (A110-003 P4)
- Revised Proposed West Elevation (A110-003 P5)
- Approved Proposed Section CC (A120-003 P5)
- Revised Proposed Section CC (A120-003 P6)

The requisite planning application fee (£234) has been paid via the Planning Portal. The Planning Portal reference number for this submission is PP-11991683.

Background

Planning permission (Ref. 2018/3647/P) was originally granted for the redevelopment of 7ABC Bayham Street on 28th August 2020. The description of development was as follows:

"Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use".

A subsequent Section 73 application (Ref. 2020/5647/P) was approved on 19th January 2022. This application secured a number of amendments to ref. 2018/3647/P, including alterations to internal layouts, minor external elevation updates,

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changes to the approved energy strategy, and the omission and revision of a number of planning conditions and Section 106 obligations.

The description of development was as follows:

“Variation of conditions 2 (approved plans), 5 (waste storage), 9 (SUDs), 14 (green roofs and living walls), 24 (bird and bat boxes) and removal of conditions 11 (CHP), 12 (CHP stack) and 16 (greywater recycling) of planning permission 2018/3647/P dated 28/08/2020 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use).”

A Non-Material Amendment (Ref. 2022/0214/P) to planning permission Ref. 2020/5647/P was approved on 3rd May 2022 for the following:

“Non-material amendments to planning permission 2018/3647/P dated 28/08/202, as amended by 2020/5647/P dated 19/01/2022, (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use) namely to install an extract flue at first floor level and new ground floor doorway on southern elevation.”

A Non-Material Amendment (Ref.2022/2196/P) to planning permission Ref. 2020/5647/P was approved on 21st September 2022 for the following:

“Amendments to planning permission 2018/3647/P dated 28/08/202, as amended by 2020/5647/P dated 19/01/2022, (for Demolition of existing office buildings and erection of 5 storey (plus two storey basement) building comprising mixed office and hotel use), namely to make amendments to the King's Terrace parapet wall, amendments to 9 Bayham Street party wall, alterations to external stairs including introduction of a new landing and alterations to window positions at ground and basement level.”

Camden Lifestyle (UK) Limited has implemented the above planning consent and is currently in the process of discharging conditions relating to this permission.

Non-Material Amendments Sought

The non-material amendments sought within this application represent a final wrap up of very minor changes to the plans which have come about as detailed design has taken place. In some cases, the changes are simply ensuring that approved plans and elevations are consistent, and that plans are consistent with other information that has already been approved through the discharge of planning conditions and/or obligations.

The non-material amendments relate to:

1. Amendments to Basement -2

The Basement -2 level accommodates fire life safety sprinkler tanks with hatch access from Basement -1. The Basement footprint is increased by 31 sqm to allow for the tank requirements, and to rationalise the construction process close to the boundary of the site. The access hatch is reduced from two to one.

2. Amendments to Basement -1

The footprint of basement -1 has been modified following coordination with the structural engineers to maximise the internal area in line with the Basement boundary and construction strategy. The basement area is increased by 10sqm. The wheelchair refuge has been relocated in line with Fire Consultant and Part M Consultation discussions.

3. Amendments to Lower Ground

Minor internal layout changes following Front of House and Back of House coordination to retain the office use and include flexible meeting rooms and individual office facilities as part of the shared workspace.

4. Amendments to Ground Floor

Minor internal layout changes following Front of House and Back of House coordination and hotel operator requirements, involving rearranging the public toilet facilities, adding a lobby to the Bar entrance and a lobby to the Restaurant Dining Area. The dedicated office entry to the north of the Site will open out to the street and will be installed flush with the façade rather than recessed.

5. Amendments to First Floor

Minor internal layout changes following Front of House and Back of House coordination and hotel operator requirements, including:

- The Guestroom Bathroom configuration has been revised to improve the general circulation within the room.
- The Guestroom access has been relocated to improve the room layout.
- Corridor circulation has been updated to allow ease of access to accessible room in coordination with the Part M Consultant.
- Linen store access door has been relocated.

6. Amendments to Second Floor

Minor internal layout changes following Front of House and Back of House coordination and hotel operator requirements, including:

- The Guestroom Bathroom configuration has been revised to improve the general circulation within the room.
- The Guestroom access has been relocated to improve the room layout.
- Corridor circulation has been updated to allow ease of access to accessible room in coordination with the Part M Consultant.
- Linen store access door has been relocated.

7. External Amendments to West Elevation and Amendments to Section CC

External amendments made to the West Elevation to show the proposed windows within the external staircase lightwell for clarity.

Amendments to Section C-C to match approved elevation. Section shows panel below windows. Window corrected to show full height window to match approved elevations.

Proposed Drawings

Table 1, below, identifies which drawings approved under ref. 2022/2196/P need to be replaced as part of this application, to allow for the above changes.

Table 1: Approved and Proposed Plans

Drawing Title	Existing Drawing no.	Proposed Drawing no.
Proposed Basement Floor	A-100-097 P0	A-100-097 P1
Proposed Basement Floor	A-100-098 P3	A-100-098 P4
Proposed Lower Ground Floor	A-100-099 P3	A-100-099 P4
Proposed Ground Floor	A-100-100 P4	A-100-100 P5
Proposed First Floor	A-100-101 P4	A-100-101 P5
Proposed Second Floor	A-100-102 P3	A-100-102 P4
Proposed West Elevation	A-110-003 P4	A-110-003 P5
Proposed Section CC	A-120-003 P5	A-120-003 P6

Summary

The NMA application seeks amendments to planning permission ref. 2020/5647/P. The Non-Material Amendments sought are shown on the accompanying proposed plans and the reasons for the amendments are outlined in this letter.

The proposed amendments are required following further consideration of the detailed design of the scheme, and to ensure that the development meets the operational needs of the future occupiers.

These amendments are considered non-material in the context of the Full Planning Permission.

We trust that the information provided satisfied the submission requirements and that the application can be validated without delay. Should you require anything further, do not hesitate to contact me on the details below.

Yours sincerely,

Ellen Nicholson
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