

29th March 2023



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Dear Sir/Madam,

UGLY BROWN BUILDING, 2-6 ST PANCRAS WAY, NW1 0QG

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPLICATION UNDER SECTION 96A FOR NON-MATERIAL AMENDMENT TO PERMISSION 2021/2671/P

We write on behalf of our client, Reef Estates Limited, to seek a non-material amendment to vary planning condition 2 attached to planning permission 2021/2671/P.

The development permitted by planning permission 2021/2671/P granted on the 14th November 2022 is as follows:

'Demolition of existing building, and redevelopment to provide a nine-storey building with two basement levels for flexible Class E and Sui Generis Use, a two-storey Pavilion for flexible Class E and Drinking Establishment (Sui Generis Use), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works.'

Proposed Amendments

This submission seeks to vary the approved drawings under condition 2 of the planning permission in order to reduce the extent of the basement, removing a large quantum of the basement level 2 and creating a mezzanine space on basement level 1. As shown in the supporting plans, the majority of basement level 2 will be removed, other than plant space to the south of the site. No cycle storage will be lost as part of the proposals, and there will be no visible change to the building externally.

An important contextual point is that the original planning permission (2017/5497/P), which comprised a single basement, was varied by the current consent to extend the basement to two storeys. As a result, the principle of a single basement has been established by the original application, and has already been subject to an extensive review process through a basement construction plan and basement impact assessment undertaken by GD Team.

GD Team have subsequently produced a further Basement Construction Plan and Impact Assessment to support the current proposals, which demonstrates that the overall impact has been reduced and the structure is sound. It has been agreed with Camden Officers that the proposals can be determined via a Non-Material Amendment, subject to the Basement Construction Plan and Basement Impact



Assessment being reviewed independently. Accordingly, Both documents are included in this submission for review.

Variation of Condition

Condition 2 attached to the permission states the following:

'The development hereby permitted shall be carried out in accordance with the following approved plans-Site Location Plan; 1603_P_001 Rev H; 1603_P_098 Rev J; 1603_P_099 Rev P; 1603_P_100 Rev Q; 1603_P_101 Rev M; 1603_P_102 Rev L; 1603_P_103 Rev L; 1603_P_104 Rev K; 1603_P_105 Rev M; 1603_P_106 Rev M; 1603_P_107 Rev L; 1603_P_108 Rev P; 1603_P_RP Rev K; 1603_P_131 Rev E; 1603_P_132 Rev E; 1603_P_231 Rev F; 1603_P_240 Rev H; 1603_P_302 Rev F; 1603_P_304 Rev F; 1603_P_321 Rev J; 1603_P_322 Rev J; 1603_P_323 Rev J; 1603_P_324 Rev K; 1603_P_350 Rev J; 1603_P_451 Rev D; 1603_P_457 Rev A; 1603_P_458 Rev A; 1603_P_459 Rev A; 1603_P_460 Rev A; 1603(SC)001 Rev P; 1603_XP_001; 1603_P_130 Rev D; 1603_P_134 Rev D; 1603_P_135 Rev D; 1603_P_136 Rev D; 1603_P_137 Rev E; 1603_P_138 Rev E; 1603_P_139 Rev D; 1603_P_140 Rev D; 1603_P_141 Rev D; Planning Statement May 2021; Flood Risk Assessment and SUDS Strategy Rev C 2018; BREEAM Assessment P01 December 2020; Fire Strategy Plot B dated May 2021; Energy Statement P01 Dated April 2021; Basement Impact Assessment Version F Dated 11th May 2021; Transport Assessment Addendum Dated May 2021; Retaining Wall Assessment dated 19th May 2020; Arboricultural Impact Assessment dated March 2018; Townscape, Visual and Built Heritage Assessment Addendum dated May 2021; Health Impact Assessment April 2021; Regeneration Statement dated April 2021; Air Quality Assessment May 2021; Outline Construction Management Plan May 2021; Noise Assessment Report May 2021; Daylight and Sunlight Addendum Dated April 2021; Wind Microclimate Statement of Conformity dated April 2021; Design and Access Statement Rev A;

The amended condition 2 wording hereby proposed reads as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans-Site Location Plan; 1603_P_001 Rev H; **TRI-PWA-PL-B2-DR-A-01097; TRI-PWA-PL-B1-DR-A-01098; TRI-PWA-PL-LM-DR-A 01099;** 1603_P_100 Rev Q; 1603_P_101 Rev M; 1603_P_102 Rev L; 1603_P_103 Rev L; 1603_P_104 Rev K; 1603_P_105 Rev M; 1603_P_106 Rev M; 1603_P_107 Rev L; 1603_P_108 Rev P; 1603_P_RP Rev K; 1603_P_131 Rev E; 1603_P_132 Rev E; **TRI-PWA-PL-ZZ-DR-A-02103; TRI-PWA-PL-ZZ-DR-A-02101;** 1603_P_302 Rev F; 1603_P_304 Rev F; 1603_P_321 Rev J; 1603_P_322 Rev J; 1603_P_323 Rev J; 1603_P_324 Rev K; 1603_P_350 Rev J; 1603_P_451 Rev D; 1603_P_457 Rev A; 1603_P_458 Rev A; 1603_P_459 Rev A; 1603_P_460 Rev A; 1603(SC)001 Rev P; 1603_XP_001; 1603_P_130 Rev D; 1603_P_134 Rev D; 1603_P_135 Rev D; 1603_P_136 Rev D; 1603_P_137 Rev E; 1603_P_138 Rev E; 1603_P_139 Rev D; 1603_P_140 Rev D; 1603_P_141 Rev D; Planning Statement May 2021; Flood Risk Assessment and SUDS Strategy Rev C 2018; BREEAM Assessment P01 December 2020; Fire Strategy Plot B dated May 2021; Energy Statement P01 Dated April 2021; Basement Impact Assessment Version F Dated 11th May 2021; Transport Assessment Addendum Dated May 2021; Retaining Wall Assessment dated 19th May 2020; Arboricultural Impact Assessment dated March 2018; Townscape, Visual and Built Heritage Assessment Addendum dated May 2021; Health Impact Assessment April 2021; Regeneration Statement dated April 2021; Air Quality Assessment May 2021; Outline Construction Management Plan May 2021; Noise Assessment Report May 2021; Daylight and Sunlight Addendum Dated April 2021; Wind Microclimate Statement of Conformity dated April 2021; Design and Access Statement Rev A;

For clarity, the table below sets out the consented drawings that are to be superseded:



Consented Drawing	Proposed Drawing
1603_P_098 Proposed Basement Level 2 Plan	TRI-PWA-PL-B2-DR-A-01097 (Proposed Basement Level 2 Plan)
1603_P_099 Proposed Basement Level 1 Plan	TRI-PWA-PL-B1-DR-A-01098 (Proposed Basement Level 1 Plan)
1603_P_240 Proposed Section AA Looking East	TRI-PWA-PL-ZZ-DR-A-02101 (Proposed Section AA Looking East)
1603_P_231 Proposed Section CC Looking North	TRI-PWA-PL-ZZ-DR-A-02103 (Proposed Section CC Looking North)
N/A	TRI-PWA-PL-LM-DR-A-01099 (Proposed Basement Level 01 Mezzanine)

In addition to the drawings listed above, this submission also includes the Basement Construction Plan and Preliminary Basement Impact Assessment, prepared by GD Team.

We look forward to receiving confirmation that the application has been received. If you have any queries or require any further information, please contact Mike Moon or David Morris of this office.

Yours sincerely,

DP9 Ltd

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Encls.