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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Site does not include 1st to 3rd floors of 551 Finchley Road.

Applicant Details

Name/Company

Title

Mr

First name

R.

Surname

Levenston

Company Name

Glencar Property (Finchley) Limited

Address

Address line 1

c/o agent

Address line 2

c/o agent

Address line 3

Town/City

County

Country

United Kingdom

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

07960054633

Secondary number

Fax number

Email address

rafaela@arrowplanning.co.uk

Agent Details

Name/Company

Title

Mrs

First name

Rafaela

Surname

Christodoulou

Company Name

Arrow Planning Ltd

Address

Address line 1

Clarks Barn, Bassetsbury Lane

Address line 2

Address line 3

Town/City

High Wycombe

County

Country

United Kingdom

Postcode

HP11 1QX

Contact Details

Primary number

07960054633

Secondary number

Fax number

Email address

rafaela@arrowplanning.co.uk

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Part change of use from Use Class E and F1 and remodelling of the existing building to provide residential apartments (C3) along with flexible commercial (Class E)/pub/wine bar/drinking establishments (Sui Generis) uses, alterations including partial demolition and extensions at the rear at lower ground, ground and first floor levels, extension to provide an additional storey at roof level, levelling of the lower ground floor level, remodelling and restoration of front facade, amenity space, cycle parking and associated works (Site does not include 1st to 3rd floor of 551 Finchley Road).

Reference number

2020/5444/P

Date of decision (date must be pre-application submission)

24/12/2021

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2: The development hereby permitted shall be carried out in accordance with the following approved plans: FIN_P_70 rev P02, FIN_P_90 rev P03, FIN_P_100 rev P05, FIN_P_110 rev P03, FIN_P_120 rev P03, FIN_P_130 rev P03, FIN_P_140 rev P03, FIN_P_150 rev P02, FIN_P_200 rev P02, FIN_P_210 rev P02, FIN_P_220 rev P02, FIN_P_230 rev P02, FIN_P_300 rev P02, FIN_P_310 rev P02.

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Plans to meet the requirement of the Approved Document B: Fire Safety, Volume 1 of the updated Building Regulations (June 2022) and BS 9991, in terms of means of escape and fire fighting in the event of a fire.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Replacement of the drawings listed in condition 2 with those submitted in this application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mrs

First Name

Rafaela

Surname

Christodoulou

Declaration Date

12/04/2023

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Rafaela Christodoulou

Date

12/04/2023

Amendments Summary

Further to correspondence with the Case Officer, we provide a set of updated plans and an accompanying cover letter. Application v1 proposed the removal of the approved roof extension and the loss of one unit. This application (v2) demonstrates the retention of the approved roof extension and housing mix while proposing internal alterations in order to meet the requirement of the Approved Document B: Fire Safety, Volume 1 of the updated Building Regulations (June 2022) or BS 9991, in terms of means of escape and fire fighting in the event of a fire.