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

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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	<input type="text" value="155"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Drummond Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW1 2PB"/>

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

Easting (x)	<input type="text" value="529262"/>	Northing (y)	<input type="text" value="182481"/>
Description	<input type="text"/>		

Applicant Details

Name/Company

Title

First name

Dicle

Surname

Guntas

Company Name

HGG London

Address

Address line 1

155 Drummond Street

Address line 2

Address line 3

Town/City

London

County

Camden

Country

United Kingdom

Postcode

NW1 2PB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

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

Refurbishment of the existing building, new cladding, three storey rear extension and rear winter gardens, and two-storey extension above with front and rear balconies, cycle storage in undercroft storage, new planters, all to provide a total of five self-contained flats.

Reference number

2022/1549/P

Date of decision

29/03/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The amendment consists of adjustments to the rear façade, reconfiguration of the fourth and fifth floor internal layout, addition of acoustic louvers to rear façade and undercroft area and the relocation of one air source heat pump to the roof.

Please state why you wish to make this amendment

The amendment is needed to accommodate mechanical equipment requirements encountered in technical design as well as to improve the architectural quality of the rear façade.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

A110 Proposed Basement Plan (Rev P1), A111 Proposed Ground Floor Plan (Rev P1), A112 Proposed Mezzanine Plan (Rev P1), A113 Proposed First Floor Plan (Rev P1), A114 Proposed Second Floor Plan (Rev P1), A115 Proposed Third Floor Plan (Rev P1), A116 Proposed Fourth Floor Plan (Rev P1), A117 Proposed Fifth Floor Plan (Rev P1), A118 Proposed Roof Plan (Rev P1), A150 Proposed Ground Floor RCP (Rev P1), A210 Proposed Front and Rear Elevation (Rev P1), A310 Proposed Section A-A (Rev P1), A311 Proposed Section B-B (Rev P1), A312 Proposed Section C-C (Rev P1)

New plan/drawing numbers

A110 Proposed Basement Plan (Rev P2), A111 Proposed Ground Floor Plan (Rev P2), A112 Proposed Mezzanine Plan (Rev P2), A113 Proposed First Floor Plan (Rev P2), A114 Proposed Second Floor Plan (Rev P2), A115 Proposed Third Floor Plan (Rev P2), A116 Proposed Fourth Floor Plan (Rev P2), A117 Proposed Fifth Floor Plan (Rev P2), A118 Proposed Roof Plan (Rev P2), A150 Proposed Ground Floor RCP (Rev P2), A210 Proposed Front and Rear Elevation (Rev P2), A310 Proposed Section A-A (Rev P2), A311 Proposed Section B-B (Rev P2), A312 Proposed Section C-C (Rev P2)

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

In regards to condition 7:

-In terms of heating, if the proposal would include Air Source Heat Pumps, these should be clearly annotated on the plans. LETI guides or Retrofit and Climate Emergency are quite helpful in this regard.

-Based on previous assessments presented to us, we found that the levels of Air pollution NO2 (Nitrogen Dioxide) and PM10, PM2.5 (Particulate Matter) was very high and therefore mechanical ventilation with air inlet ideally from the roof was required, and windows fixed shut at 1st and 2nd floor levels, front and rear, and winter gardens not balconies to the rear. You would need to undertake a new Air quality assessment to demonstrate if these assumptions are still valid.

In regards to condition 8:

-Based on previous assessments presented to us, we found that the levels of Air pollution NO2 (Nitrogen Dioxide) and PM10, PM2.5 (Particulate Matter) was very high and therefore mechanical ventilation with air inlet ideally from the roof was required, and windows fixed shut at 1st and 2nd floor levels, front and rear, and winter gardens not balconies to the rear. You would need to undertake a new Air quality assessment to demonstrate if these assumptions are still valid.

In regards to condition 12:

-In terms of security, given the existing undercroft, careful consideration is required in relation to the proposed lift doors and cycle facilities storage.

-Crime officers advised that the lift door should be SR2 security rated leading into the lift lobby with destination control with key fob activation. Importantly, the lift should be come active only when the lift lobby door is closed.

-You should consider data login on all access points, which would provide a digital log for the management company and notify when someone came in.

-You need to consider where the mailbox could sit securely within the building or outside to reduce the need for the postman to enter the block every time, as this would reduce the security rate for the building.

-A lighting strategy should be provided for the undercroft area and measures taken to make the space more inviting.

-You are advised to acquire a Secure by Design Accreditation for residential development.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I / We hereby apply for Non-Material Amendment 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

Cameron Overy

Date

21/07/2023