

51 Calthorpe Street, London WC1X 0HH

Non-Material Amendment Application

1 Introduction

An application has been made for a non-material amendment to the planning permission granted in respect of 51 Calthorpe Street, London WC1X 0HH under reference 2022/1297. This document summarises the differences between the approved and proposed schemes and explains the rationale for them. The proposal is for a revised waste and recycling storage provisions and related to Condition 3 of the decision notice.

2 Current Proposal

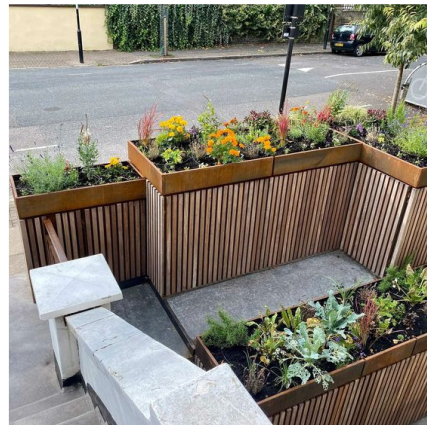
The consented scheme proposed a waste collection area in the south west corner of the site, along the Calthorpe Street boundary. The store was to be underground and accessed via a platform lift upon which Standard Eurobins would be placed below much smaller receptacles, which would protrude above ground. Each time a user needs to use the bins they would need to ensure the area is clear, press a button to raise the platform, use the bins and press the button to hide the store. During the technical design phases it has become clear that this system is unworkable. The reasons are set out below:

- a) From Summer 2023 from two years one lane of Calthorpe Street has been closed creating a one-way road system outside the site. To ensure a safe pedestrian environment Camden Council have placed a requirement on the Construction Management Plan for 51 Calthorpe Street that all delivery traffic pulls entirely off the road and onto the front driveway of the site. As a result, the new front structure will need to be constructed as a solid steel and concrete slab without an opening for the future bin store to accommodate the load of delivery lorries. Without the turning space provided by the omission of the bin store the project becomes nearly unbuildable.
- b) The construction (including structure, drainage, lift unit) and maintenance costs of this element of the project compared with the benefits have become increasingly unbalanced. This has been compounded by the need to construct a full slab and then break it out. as discussed in point (a).
- c) We have attempted to contact the Waste and Recycling Team at Camden Council to discuss the appropriateness and proposed functionality of the current solution but received no response.

3 Ground Level Store

The new proposal consists of a 7.9 x 1.3 x 1.8m tall timber and London Stock Brick store with low maintenance sedum roof. The space has been designed to accommodate the requirements of a store for “7+ Flats” as outlined on page 16 of the *Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste)*.

See below examples of similar proposals:



The store will be in a very similar location to the approved proposal against the 1.8m boundary wall with No. 49. The materials are complimentary to the existing building and the wider approved scheme.

From a design perspective, the proposal is also more attractive than the consented scheme, which would have a number of waste receptacles protruding from the ground. These would be adjacent the site boundary and so would have a visual impact on the conservation area. In contrast, the proposed bin store would be integrated into the garden design.

August 2023