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Development Management
Regeneration and Planning
London Borough of Camden
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FAO Elaine Quigley

Dear Elaine

**22-26 VINE HILL, 7 WARNER YARD AND 14 ROSEBERY AVENUE, LONDON, EC1R 5DZ
S73 APPLICATION TO VARY CONDITIONS 3, 4 & 7 OF APPLICATION REFERENCE
2022/0342/P**

Please find enclosed, on behalf of our client, Vine 1 & Vine 2 Limited, an application under S73 of the Town and Country Planning Act (1990) (as amended) to vary Conditions 3, 4 & 7 of planning permission 2022/0342/P in respect of proposals at 22-26 Vine Hill, 7 Warner Yard and 14 Rosebery Avenue.

Planning permission was granted on the 12th October 2022 under the application ref. 2022/0342/P ("the 2022 permission") for the:

"Variation to condition 3 (approved plans) of planning permission ref 2021/1150/P dated 05/10/2021 (for external alterations to the existing building including new rooflights and 4 air conditioning units with lowering of the roof of no. 7 Warner Yard, 4 air conditioning units with associated timber enclosure within the courtyard, replacement windows, creation of new entrance on Vine Hill and Warner Yard, enlargement of existing lower ground and upper ground floor openings on the Vine Hill, Warner Yard and courtyard elevations, infilling of lightwell and installation of pavement lights fronting Rosebery Avenue, creation of bin store area to main entrances, new cycle parking, landscaping of the courtyard and other minor works), namely involving the following amendments- changes to the fenestration configuration to include louvres, replacement of existing roller shutter with doors. increase in number and size of proposed condensers from 4 to 6 on the roof of the single storey extension at no. 7 Warner Yard, installation of acoustic enclosure to approved free standing air conditioning units within the courtyard area, and replacement of single width gate opening to double width gates on Rosebury Avenue".

A Section 96A application was made in November 2022 under App Ref 2022/5279/P for a non material amendment to this permission to amend the pavement lights. This has been approved.

Applications to discharge conditions (Condition 4a), details of all timber acoustic enclosures (Condition 4b), details of facing materials (Condition 4c) and details of proposed gate (Condition 7) of the 2022 permission have also been approved (App Ref 2022/4710/P).

The Proposals

As part of the design development process there are two key changes to the scheme included as part of this submission, these relate to the proposed gate and the arrangement of the proposed plant at roof level. There is also a minor change to a louvre. The enclosed document prepared by Buckley Gray Yeoman outlines the proposed changes to the scheme.

The Gate

As part of the original permission it had been proposed that the gate to Warner Yard would be constructed of metal. This was reflected in Condition 7 of the permission. However as part of the detailed design process it became difficult to find a gate that would complement the design approach within the courtyard. It is therefore proposed to amend the design of the gate so this is a combination of timber and metal.

- Changes to the proposed gate material; from all metal finish to metal gate frame infilled with a series of 40x40mm solid larch timber sections.
- The timber finish will match that of the yard and refuse screening as approved under application reference 2022/4710/P on the 11th July 2023 (Condition - 4 Materials); Slatted timber with a rebated joint, stained in ENVIROGRAF clear intumescent coating.
- The size and proportion of the vertical slats remains the same as the approved drawings. A small gap is provided between each slat to ensure there is visibility into the yard.

The entrance gate is formed by a metal frame for rigidity and strength and clad in timber battens to match the adjacent bin store enclosure. The decision to use timber slats instead of metal, was made to ensure a more consistent visual appearance where the bin store enclosure junctions with the gate. Additionally, the timber has a softer appearance than metal, which the design team felt would create a more 'front-of-house' appearance than exposed steel.

Roof Plant

The condensers to be installed on the Warner Yard roof are proposed to be reorientated. There is no change to the number of condensers or the noise output from these. Their position is rotated by 90 degrees and this is reflected on the submitted drawings. The revised drawings also show a minor alteration to the access stair.

Other Minor Alterations

The revised drawings also show a small amendment to a louvre at first floor level. This is shown on revised Drawing 1134_PL-GE-01 Rev P4, which is included with the application.

Proposed Changes to the Conditions

Condition 3

Condition 3 lists out the approved drawings, and these have been further amended as part of the S96a application. In order to include the application proposals, the list of approved drawings at Condition 3 would be amended as follows:

Title	Approved Drawing Number	Comment	Proposed Drawing Number (Changes highlighted)
Site Location Plan	1134_PL-S-00 rev P1;	No change	1134_PL-S-00 rev P1
Existing Plans – Roof Plan	1134_PL-EX-RF rev P1;	No change	1134_PL-EX-RF rev P1
Existing Plans	1134_PL-EX00 rev P1;	No change	1134_PL-EX00 rev P1
Existing Elevations	1134_PL- EE-01 rev P1;	No change	1134_PL- EE-01 rev P1
Existing Elevations – North and South	1134_PL- EE-02 rev P1;	No change	1134_PL- EE-02 rev P1
Existing Elevations – Courtyard Elevations	1134_PL-EE-03 rev P1;	No change	1134_PL-EE-03 rev P1
Proposed Roof Plan	1134_PL-GA-RF rev P4;	Deleted as part of the S96a Application	-
Proposed Plans	1134_PL-GA-00 rev P2;	Updated as part of this application	1134_PL-GA-00 rev P3
Proposed Elevations	1134_PL-GE-01 Rev P3;	Updated as part of this application	1134_PL-GE-01 Rev P4
Proposed Elevations – North and South	1134_PL-GE-02 Rev P2;	No change	1134_PL-GE-02 Rev P2;
Proposed Elevations – Courtyard Elevations	1134_PL-GE-03 Rev P2;	No change	1134_PL-GE-03 Rev P2;
Proposed Plans - Pavement Lights	1134_PL-GA-10 Rev P2;	Deleted as part of the S96a application	-
Demolition Plans		Added as part of the S96a Application	1134_PL_DE-01 Rev 01
Demolition Plans – Rosebery Avenue		Added as part of the S96a Application	1134_PL_DE-02 Rev 01
External Pavement Light Details		Added as part of the S96a Application	1134_PL_ED-60 Rev 01
External Pavement Light Details		Added as part of the S96a Application	1134_PL_ED-61 Rev 01
External Fence/ Gate Details		Added as part of this application	1134_PL-ED-10 Rev 02

Condition 4

The information required by Condition 4 has already been submitted to the Council and approved under App Ref 2022/4710/P. If it would be clearer to amend the wording of Condition 4 to refer to this decision then our clients would be agreeable to this change.

Condition 7

Condition 7 attached to the planning permission states:

‘Prior to the commencement of the relevant part of the works, details including sections and elevations at scale 1:10 and manufacturers specifications of the metal gates hereby approved (as shown on approved drawing no 1134_PL-GE-02 rev P2) shall be submitted to and approved in writing by the local planning authority. Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.’

This application proposes the variation of this condition to allow amendments to the approved drawing and gate specifications including:

Therefore in order to avoid the need to provide further information, it is suggested that Condition 7 should be varied as follows:-

‘The gate shall be constructed in accordance with the approved details as set out on Drawing No 1134_PL-ED-10 Rev 02’

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.’

It is considered that the proposed changes are very minor and are in keeping with the approved scheme and for these reasons it is considered the proposals are acceptable.

I trust that the enclosed information is sufficient to validate the application, but please contact me on the details at the top of the letter if you require any further information.

Yours sincerely



Caroline McIntyre MRTPI