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**Development Management
Regeneration and Planning
London Borough of Camden
5 Pancras Square
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Dear Sir/Madam,

**Barrie House, 29 St Edmund's Terrace, London, NW8 7QH
APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT (1990 AS
AMENDED) TO AMEND PLANNING PERMISSION REFS. 2018/0645/P and
APP/X5210/W/19/3240401**

On behalf of our client Broxwood View Ltd ("the Applicant"), please find enclosed an application under Section 96A of the Town and Country Planning Act 1990 to make Non-Material Amendments to the planning permission ref. 2018/0645/P granted under appeal under reference APP/X5210/W/19/3240401 ('the "Planning Permission") for Barrie House, 29 St Edmund's Terrace ("the Site")

As part of this application we enclose the following:

- Approved, Amended and Proposed Drawings as prepared by Carbogno Ceneda Architects
- Basement Impact Assessment Revision 4 by CGL including
 - Richard Tant Associates Appendix H (Structural BIA)
- Certifying Engineers Letter prepared by Embrace
- Air Quality Assessment Addendum as prepared by Cundall
- Daylight and Sunlight Assessment Addendum as prepared by Schofields Surveyors
- Piling and Excavation Statements and Drawings prepared by DFS

The application is submitted electronically and the requisite fee of £298 to cover the planning application fee will be made online.

The Approved Development

Planning permission for the Site was granted under appeal on 19th March 2020 for the following development:

'Redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension (lower ground, ground and 3/4 storey's) to Barrie House including excavation of a basement level, to provide 9 self-contained residential flats (1 x 1 bed, 6 x 2 bed and 2 x 3 bed), cycle parking, refuse and recycling stores, hard and soft landscaping and relocated off-street car parking spaces'



The detailed design is now being progressed and works have commenced on Site. The development of the detailed design and further ground investigation works has led to the need for a number of minor technical adjustments to the Basement Impact Assessment and strategy and approved drawings.

This application proposes

- (1) To amend the wording of Conditions 2 and 20 in order to reflect minor amendments to the approved scheme
- (2) Provide a revised Piling Method Statement pursuant to Condition 25 and for Condition 25 to become compliance only

Further details of the suggested amendments, in addition to the revised wording is expanded upon in the following sections.

It should be noted that an accompanying Deed of Variation will be submitted to take account of the proposed amendments noted below will be submitted subsequent to a decision on this application.

Proposed Amendments

The proposed amendments submitted as part of this NMA are detailed below. An NMA Design and Access Addendum has also been submitted in support of this application which provides further detail regarding the proposed amendments.

(1) Improvements to the formation of basement structure

Since the planning permission was granted in March 2020, the Applicant (which differs from that which received the original permission) has sought to deliver the approved development. As part of this, the new Applicant has undertaken detailed design development ahead of the construction of the approved scheme. This detailed design analysis has included further structural assessment and geotechnical analysis of ground conditions and of the existing pad foundations of the existing building on Site.

The detailed analysis has established that the main pads of the existing building (Barrie House) are on maximum stress and therefore the proposed underpinning works risk structural impacts to the existing building from potential movement.

An initial solution was devised by CGL in collaboration with Richard Tant Associates that would still accord with the approved documents listed in Condition 20 (Basement Impact Assessment (and other supporting documents) compiled by Parmarbrook, as well as the recommendations in the Basement Impact Assessment Audit Report Rev. F1 prepared by Campbell Reith). This detail was submitted to discharge the related S106 Obligation for a Detailed Basement Construction Plan which was approved on 31st July 2023.

As construction has commenced on Site, further technical assessment has shown that the proposed solution which was discharged in July 2023 would have led to the demolition of Flat 1 on the ground floor of Barrie House as it would require the formation of additional mini piles under the existing building to temporarily brace the pad for stability during the formation of the approved double underpinning.

The technical consultant team now seek a revised approach, which incorporates 600mm diameter piles to the north of the existing pad foundations to act as a retaining wall. This would remove the need to double underpin as approved under the planning permission. These proposed piles would be drilled into the ground and would not generate a high level of vibration, therefore avoiding disturbing the existing pads. The internal concrete lining inside the Lower Ground Floor at Barrie House is proposed to be cast in a straight line. This will also act as retaining wall for the pads from the south side. A minor additional alteration to the part wall foundations / piles at the rear of Barrie House, includes the proposed additional underpinning to support the existing wall at the rear of Barrie House.



A revised Basement Impact Assessment (prepared by CGL and Richard Tant Associates) to support the new basement strategy has been provided as part of this Application. Condition 20 on the Decision Notice will therefore need to be amended to take into account the revised BIA (see further details below).

As referred to above, the accompanying S106 to the approved development at Paragraph 4.4 also requires the submission of a Detailed Basement Construction Plan which provides further detail on the approved BIA. Due to the advanced stage of the project, the additional information and geotechnical data, and the results of the trial pits CGL and RTA have been able to produce an in-depth analysis and proposal for the scheme including the proposed changes illustrated in this application in line with the requirements of Paragraph 4.4. An application to vary the S106 to reflect the new BIA and to discharge the Paragraph 4.4 obligation requirements will be submitted subsequent to a decision on this application.

(2) Lift core position alteration

As a result of the change in basement strategy and new piling position, the core and lift position are sought to be moved from the northern boundary to the middle of the proposed development.

The impact of the structure changes leads to impacts on units particularly at the ground and basement levels, and a move in the core allows for these to be mitigated. This alteration also allows for enhancements to the internal layouts across the scheme as detailed in the following section.

Externally the move of the core and lift shaft into the middle of the site and toward the existing Barrie House reduces the visual impact of the lift overrun, which would now be concealed toward the southeast of the roof and completely hidden from public view.

The Daylight and Sunlight Addendum prepared by Scholfield Surveyors assess the effects of the revisions to the approved development. This assessment notes that the very small amendment to the positioning of the lift overrun is too small to make any difference in daylighting terms to any of the neighbours.

(3) Internal alterations to residential unit layouts

Internal layouts have been adjusted to reflect the new configuration of the foundations around the existing pads of Barrie House and the movement of the staircase positioning.

The proposed design process maintains the relationship between habitable rooms, daylight and sunlight, fresh air and access to private amenity space and looks to enhance this where possible. Only service areas such as corridors, bathrooms, plant rooms and staircases have been rearranged as a direct result of structural changes to the approved scheme and resultant movement of the staircase repositioning. A list of the detailed changes is contained within the accompanying Design and Access Addendum.

The unit mix of the approved scheme remains unaltered, however there are some slight amendments to unit areas as a result of revisions to the internal arrangements. These are summarised below:

Flat Number	Approved sqm	Proposed sqm	Difference sqm
Flat 1	90.2	81.3	- 8.9
Flat 2	77.5	82.1	+4.6
Flat 3	94.2	102.5	+8.3
Flat 4	100.7	93.1	-7.6
Flat 5	70.3	70.3	+0
Flat 6	64.2	63.5	- 0.7
Flat 7	70.3	70.8	+0.5



Flat 8	64.2	64.7	+0.5
Flat 9	89.1	89.1	+0
Total	720.7	717.4	-3.3

In order to support these design changes, an updated Air Quality Assessment and Daylight and Sunlight Addendum are provided as part of this submission.

The Air Quality Assessment prepared by Cundall concludes that the changes proposed will not have any adverse effect on the development and that the mitigation measures within the original assessment remain fit for purpose.

The Daylight and Sunlight Addendum prepared by Scholfield Surveyors assess the effects of the revisions to the approved development on the proposed habitable rooms. This assessment shows that there is no additional impact and in most instances rooms perform better in terms of daylight and sunlight compared to the approved scheme.

Proposed Variation of Planning Conditions

In order to accommodate these amendments, it is proposed to revise the wording of Condition 2 and Condition 20 of the Decision Notice and revised Condition 25 to become a compliance condition.

Condition 2

Condition 2 of the Decision Notice details the plans approved as part of the application -

'The development hereby permitted shall be carried out in accordance with the following approved plans: E_00 rev A; E_20 rev A; E_21 rev B; E_22 rev A; E_23 rev A; E_24 rev A; E_25 rev A; P_20 rev C; P_21 rev D; P_22 rev C; P_23 rev C; P_24 rev C; P_25 rev A; P_30; P_31; P_32; P_33; P_34; P_35; P_36; P_37; P_38; P_39; P_51; P_52; P_56 and 1774-300 rev A.'

It is proposed for Condition 2 to be varied to include the revised drawings which reflect the amendments proposed in this application.

Approved Drawing or Document Title	Approved Reference	Proposed Drawing or Document Title	Proposed Reference
Proposed Lower Ground Floor	P_20 rev C	Proposed Basement Floor Plan	PN101
Proposed Ground Floor Plan	P_21 rev D	Proposed Ground Floor Plan	PN102
Proposed First Floor	P_22 rev C	Proposed First Floor Plan	PN103
Proposed Second Floor	P_23 rev C	Proposed Second Floor Plan	PN104
Proposed Third Floor	P_24 rev C	Proposed Third Floor Plan	PN105
Proposed Roof Plan	P_25 rev A	Proposed Roof Plan	PN106
Existing and Proposed Southwest Street Elevation	P_31	Existing and Proposed Southwest Street Elevation	SPN201
Existing and Proposed Southwest Site Elevation	P_32	Existing and Proposed Southwest Site Elevation	SPN203
Existing and Proposed Southwest Lightwell Elevation	P_33	Existing and Proposed Southwest Lightwell Elevation	SPN204



Existing and Proposed Northeast Site Elevation	P_34	Existing and Proposed Northeast Site Elevation	SPN205
Existing and Proposed Northeast Lightwell Elevation	P_35	Existing and Proposed Northeast Lightwell Elevation	SPN206
Existing and Proposed Northwest Site Elevation	P_36	Existing and Proposed Northwest Site Elevation	SPN202
Existing and Proposed Northwest Lightwell Elevation	P_37	Existing and Proposed Northwest Lightwell Elevation	SPN207
Existing and Proposed Section A-A	P_38	Existing and Proposed Section A-A	SPN301
Existing and Proposed Site Section C-C	P_39	Existing and Proposed Site Section C-C	SPN302

Condition 20

Condition 20 details the approved Basement Impact Assessment which the development must be built out in accordance with:

'The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment (and other supporting documents) compiled by Parmarbrook, as well as the recommendations in the Basement Impact Assessment Audit Report Rev. F1 prepared by Campbell Reith, dated July 2018.'

It is proposed to vary the condition to reflect the revised Basement Impact Assessment provided with this application as follows:

'The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment (and other supporting documents) compiled by CGL'

Condition 25

Condition 25 details the requirement to submit a Piling Method Statement in advance of piling and/or excavation works commencing on site.

'Prior to commencement of any impact piling and/or excavation work, a Method Statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling and/or excavation to be undertaken and the methodology by which such works will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling and/or excavation must be undertaken in accordance with the terms of the approved Method Statement.'

This condition was discharged reflecting the originally approved BIA on 22 February 2023.

A revised Piling and Excavation Statements and Drawings prepared by DFS has now been submitted alongside this NMA to allow for Condition 25 to become a compliance condition as follows:

'The development hereby approved shall be carried out strictly in accordance with the Piling and Excavation Statements and Drawings prepared by DFS Rev 1'

Assessment

As the proposed amendments do not alter the principle or form of the development, or the approved land uses within the development in any way, it follows that the amendments should be capable of being



considered non-material in the context of the overall planning permission. The power under Section 96A can extend to amendments to the description of development, changes to approved plans and amendments to conditions, including the imposition of new conditions or removal of existing conditions. On this basis we consider that the Council can rationally conclude that these changes are not material.

We trust that the enclosed information is sufficient for the application to be registered and validated.

Should you wish to discuss any aspect of the submission then please do not hesitate to contact Charlotte Orrell of this office.

Yours faithfully

DP9 Ltd.

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