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Alex Kresovic
Regeneration and Planning
London Borough of Camden
2nd Floor 5 Pancras Square
London
N1C 4AG

14th March 2024

Via Planning Portal
Ref. PP-12822560

Dear Alex,

CHESTER ROAD HOSTEL, 2 CHESTER ROAD, LONDON, N19 5BP
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 2020/3461/P

We write to you on behalf of our client, the London Borough of Camden c/o Morgan Sindall Construction and Infrastructure Limited (the 'Applicant'), to apply for a non-material amendment to planning permission reference 2020/3461/P pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended) in respect of the above site, Chester Road Hostel, 2 Chester Road, London, N19 5BP (the 'Site'). The approved description of Development is outlined below:

Redevelopment of the site to include demolition of existing hostel building and the erection of a new hostel building (sui generis) formed of 3 x part 3, part 4 storey blocks with 2 x external stairwells arranged around a central courtyard. Associated works include installation of plant equipment, access arrangements and tree and landscaping works.

This application proposes a series of physical amendments to the exterior of the approved scheme, as well as amendments to the wording of approved conditions. These changes have been the subject of informal pre-application discussions with officers at the London Borough of Camden in October 2023, where it was agreed that a Non Material Amendment (Section 96A) application would be an appropriate means of bringing these changes forward.

Condition 2 attached to the master planning permission states all the approved planning drawings and application documents that the development must be carried out in accordance with. This application seeks to amend these approved drawings to allow these changes, as well as amending the wording of one additional condition affecting the internal layout of the Site. A list of the approved drawings and those submitted in support of this application are set out in the table in Section A below.

In support of this application, the following documents are enclosed:

- Cover Letter
- NMA Design Document;
- Planning Drawings; and
- Planning application fee - £357 paid via the Planning Portal

a. Overview of Proposed Amendments

This is a Section 96A Application (S96A) for Non Material Amendments pursuant to Condition 2, which refers *inter alia* to approved drawings, as well as the wording of Condition 4 (Accessible Units), of the existing granted permission LPA Ref: 2020/3461/P dated 11th May 2021.

When considering a proposal for a non-material amendment, due regard must be given to the relevant National Planning Practice Guidance (NPPG); and S96A of the Town and Country Planning Act (1990) (as amended).

A S96A application allows applicants the ability to submit non-material amendments to an existing planning permission, providing that it is clear that the amended proposals do not result in any changes to the actual proposed development to which the planning permission relates and are not contrary to planning policy.

Given the scale of the development, and the length of time since grant of permission, it is understandable that elements of the design may evolve over time, and the applicant may wish to make minor revisions to the site to ensure that the scheme is deliverable and would fully meet all contemporary standards and requirements.

The proposals should not harm the architectural quality of the building and would be executed to a very high standard, wholly respecting the architectural integrity of the scheme and the character of the surrounding area whilst ensuring the internal layouts are appropriate.

The following is a detailed summary of the proposed changes to the approved permission (LPA Ref: 2020/3461/P), including discussion on the extent of the changes and the consideration of each as a S96A, included also is the policy compliancy of each amendment.

An assessment of the proposed amendments against the amended development has been carried out below to demonstrate the acceptability of the scheme. Each of the headings below also relate to specific elements to the development.

External Changes

Amendment 1: Minor reduction in building height

Refer to drawing ref: 123007-WGI-CH-ZZ-DR-A-1050 P01 - Proposed South West Elevation; 123007-WGI-CH-ZZ-DR-A-1051 P01 - Proposed North Elevation; 123007-WGI-CH-ZZ-DR-A-1052 P01 - Proposed East Elevation; 123007-WGI-CH-ZZ-DR-A-1056 P01 - Proposed North East Courtyard Elevation; 123007-WGI-CH-ZZ-DR-A-1057 P01 - Proposed South Courtyard Elevation;

The approved scheme (2020/3461/P) presents a building constructed using a volumetric modular construction design.

During the detailed design process, the design approach has changed to incorporate a light gauge steel construction system which would present a reduction in the height of the building by 100mm. This would be an imperceptible decrease in height relative to the extant permission and retain otherwise the existing form and appearance of the building.

It is considered that amendment 1 is suitable for a S96A application, as the alterations would have a very limited impact to the external appearance of the building, would only lead to an improvement to adjacent residential amenity and would comply with all relevant planning policy.

Amendment 2: Installation of maintenance access ladder

Refer to drawings refs: 123007-WGI-CH-RF-DR-A-1005 P01 - Proposed Roof Plan; 12300; 7-WGI-CH-ZZ-DR-A-1050 P01 - Proposed South West Elevation; 123007-WGI-CH-ZZ-DR-A-1051 P01 - Proposed North Elevation; 123007-WGI-CH-ZZ-DR-A-1052 P01 - Proposed East Elevation

The approved scheme (2020/3461/P) does not presently allow for appropriate access arrangements to the roof for maintenance purposes, which is contrary to health and safety regulations.

Following discussions with Officers at the Council, a new roof access ladder which ensures compliance with health and safety regulations is proposed to the roof of Block B to the southwestern elevation. The location of the ladder would be discreetly positioned towards the interior of the Site to side, to minimise visual impact to the street scene. It would be comprised of galvanised steel.

Amendment 2 is considered suitable for a S96A application as it would present a very minor change to the overall appearance of the building and ensure a limited visual impact to the wider street scene, whilst allowing the development to comply with relevant health and safety requirements.

Other changes

Amendment 3: Amendment to wording of Condition 4

Refer to drawing ref: 123007-WGI-CH-LG-DR-A-1000 P1 - Proposed Lower Ground Floor Plan; 123007-WGI-CH-00-DR-A-1001 P1 - Proposed Ground Floor Plan; 123007-WGI-CH-01-DR-A-1002 P01 - Proposed First Floor Plan; 123007-WGI-CH-02-DR-A-1003 P01 - Proposed Second Floor Plan; 123007-WGI-CH-03-DR-A-1004 P01 - Proposed Third Floor Plan

As a design audit of the scheme has been undertaken by the Project Team taking forward the detailed design and delivery of the proposals, it has been observed that the hostel accommodation within both schemes has not been designed to meet the design criteria and compliance requirements associated with the Approved Document Part M.

Instead, the rooms were designed in accordance with the Camden Hostels Guidelines, which recommend only the minimum Bedroom, Kitchen and Shower Room minimum floor areas and there is no reference in the Hostel Design Guidelines to Part M compliance.

Furthermore, the approved development has a Sui Generis use class, which is not subject to compliance with AD Part M and it is evident that the unit layouts developed by the original architects working closely with the Council's Homelessness Team were not designed to achieve AD Part M4(2) compliance. The shower tray arrangement was preferred by the client's Team as the most suitable for the units.

Therefore, the schemes as approved would not be able to meet Part M4(2) compliance requirements. In order to achieve compliance, the internal layouts would need to be reconfigured, to provide a level access shower and introduce 300 mm unobstructed door nibs. This would impact upon the internal circulation arrangements and, potentially, the approved quantum of hostel rooms.

Accordingly, the scheme as approved would not comply with the part of each condition requiring 'all other units being designed and constructed in accordance with Building Regulations Part M4(2). Whereas it is understood that this was presented as such within the planning submission and determination, this presents a conflict within the planning permission.

Following discussions with officers at the Council, it is agreed that the wording of Condition 4 be changed as follows to reflect the above, with the amendments set out in red:

The wheelchair accessible units shown on the plan number **123007-WGI-CH-00-DR-A-1001 P01** hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3), with all other units being designed and constructed in accordance with Building Regulations Part **M4 (1)**.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

Summary

The proposed amendments above do not materially alter the scheme approved under planning permission 2020/3461/P and are therefore considered to constitute non-material amendments to the approved development.

Accordingly, the following plans are submitted for amendment pursuant to Condition 2. All other plans, elevations and documents remain as set out in Condition 2. These revised plans are enclosed with this letter and the table below shows which the relevant approved plans and the corresponding superseding plans:

Approved plans (2020/3461/P)	Submitted plans
0614-BPA-06160 – Proposed Lower Ground Floor Plan	123007-WGI-CH-LG-DR-A-1000 P01 - Proposed Lower Ground Floor Plan
0614-BPA-06161 – Proposed Ground Floor Plan	123007-WGI-CH-00-DR-A-1001 P01 - Proposed Ground Floor Plan
0614-BPA-06162 – Proposed First Floor Plan	123007-WGI-CH-01-DR-A-1002 P01 - Proposed First Floor Plan
0614-BPA-06163 – Proposed second Floor Plan	123007-WGI-CH-02-DR-A-1003 P01 - Proposed Second Floor Plan
0614-BPA-06164 – Proposed Third Floor Plan	123007-WGI-CH-03-DR-A-1004 P01 - Proposed Third Floor Plan
0614-BPA – 06165 – Proposed Roof Plan	123007-WGI-CH-RF-DR-A-1005 P01- Proposed Roof Plan
0614-BPA-06262 – Proposed South-West Elevation	123007-WGI-CH-ZZ-DR-A-1050 P01 - Proposed South West Elevation
0614-BPA-06260 – Proposed North Elevation	123007-WGI-CH-ZZ-DR-A-1051 P01 - Proposed North Elevation
0614-BPA-06261 – Proposed East Elevation	123007-WGI-CH-ZZ-DR-A-1052 P01 - Proposed East Elevation
0614-BPA-06266 – Proposed North East Courtyard Elevation	123007-WGI-CH-ZZ-DR-A-1056 P01 - Proposed North East Courtyard Elevation
0614-BPA-06265 – Proposed South Courtyard Elevation	123007-WGI-CH-ZZ-DR-A-1057 P01 - Proposed South Courtyard Elevation
0614-BPA-06264 – Proposed West Courtyard Elevation	123007-WGI-CH-ZZ-DR-A-1058 P01 - Proposed West Courtyard Elevation

b. Conclusion

In summary, the proposed amendments are considered non-material in nature, acceptable in planning terms and will not have a detrimental impact on neighbouring residents or to those in the surrounding locality. The changes primarily relate to very minor external design changes to the approved development, as well as amendments to the wording of conditions..

Following submission of the information detailed above, we trust that you have sufficient information required to consider the proposed non material amendments and we look forward to receiving confirmation in writing.

Should you have any queries or wish to discuss any aspect of the application in further detail please do not hesitate to contact William Clutton (wclutton@iceniprojects.com, 07557 805372) or Kieron Hodgson (khodgson@iceniprojects.com, 07807 264 704) of this office in the first instance.

Yours faithfully,

A handwritten signature in dark ink that reads "Iceni Projects Ltd." in a cursive, slightly stylized font.

Iceni Projects Limited