

Our ref: Q40227
Your ref: PP-12984131
Email: joseph.stroud@quod.com
Date: 13th May 2024



Planning Development Control
5 Pancras Square
Kings Cross
London
N1C 4AG
For the attention of Development Control

Via Planning Portal (PP-12984131)

Dear Madam/Sir,

Land bounded by Grafton Terrace Maitland Park Villas and Maitland Park containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas containing existing Aspen House gymnasium and garages.

Application under S96A of the Town and Country Planning Act (1990) to amend planning permission reference 2014/5840/P as amended by 2015/6996/P and 2019/4998/P

Introduction

On behalf of London Borough of Camden ('LBC') Community Investment Programme ('CIP') who are the applicant ('the Applicant'), please find enclosed an application made under Section 96A of the Town and Country Planning Act 1990 (as amended) ('TCPA'), to make non-material amendments to planning permission reference 2014/5840/P as amended by 2015/6996/P and 2019/4998/P.

The submission comprises the following documentation which should be read alongside this covering letter:

- Completed Application Form - *prepared by Quod*;
- Site Location Plan (MPI-P01 PL02);
- Addendum to the Approved Planning Statement – *prepared by Quod*;
- Revised drawing no. MPL-P-502 P11 to supersede approved versions;
- Council Own Development Form; and
- CIL Form 12: Further Social Housing Relief.

This application has been submitted electronically via the Planning Portal (PP-12984131). A payment of £293.00, plus associated £70.00 service fee, to cover the cost of the application has been made via the Planning Portal.



Background

The application site is located within the Maitland Park Estate, NW5. The site benefits from planning permission 2014/5840/P (as amended by 2015/6996/P and 2019/4998/P). The approved development has now been completed in its entirety.

The original planning permission (ref: 2014/5840/P) for the redevelopment of Maitland Park Estate was granted 31 March 2015 to provide:

“112 residential units and a replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace”

The original permission was subsequently amended via a section 73 application that was granted in April 2016 under reference 2015/6696/P. This secured amendments to the trigger of a number of conditions.

A subsequent section 73 application was granted in September 2020 (ref: 2019/4998/P). This had the effect of, *inter alia*, increasing the number of residential units from 112 to 119, with 51 of these being for social rent. This now represents the ‘operative’ planning permission (‘the operative planning permission’) pursuant to which the development has been delivered. The description of development of the operative planning permission as set out on the decision notice is as follows:

Variation of condition 2 (approved drawings), 6 (noise report compliance), 11 (no audible music), 17 (detailed drawings and samples), 21 (Sustainability Assessment), 22 (CMP), 31 (Efficiency and Renewable Energy Plan) and 33 (Number of residential units) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace): NAMELY to increase the number of units (from 112 to 119 units); changes to elevations, materials and design; changes to the mix, size and layout of units, modifications to the energy strategy, waste strategy, cycle parking, landscaping and access.

Proposed Amendments

The proposed non-material amendment seeks to change the approved tenure of the property at 45 Grafton Terrace, Camden, NW5 4JA that has been delivered as part of the wider scheme from market housing to affordable (social rent) tenure dwelling. This would therefore have the effect of increasing the number of social rent tenure dwellings the scheme provides from 51 to 52. The proposed description of development is:



Non-material amendments to condition 2 of planning permission 2014/5840/P as amended by 2015/6996/P and 2019/4998/P to change the tenure of the property at 45 Grafton Terrace from market sale housing to social rent housing.

To secure this change, amendments to Condition 2 of the operative planning permission are sought as follows:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; MPI_P01_PL02; MPI_P02_PL02; MPI_P03_PL12; MPI_P05_PL12; MPI_P06_PL12; MPI_P10_PL11; MPI_P11_PL15; MPI_P12_PL15; MPI_P13_PL15; MPI_P14_PL14; MPI_P15_PL14; MPI_P20_PL02; MPI_P21_PL18; MPI_P22_PL12; MPI_P25_PL02; MPI_P26_PL16; MPI_P30_PL13; MPI_P31_PL12; MPI_P32_PL12; MPI_P33_PL12; MPI_P34_PL11; MPI_P35_PL11; MPI_P40_PL02; MPI_P42_PL14; MPI_P43_PL10; MPI_P45_PL02; MPI_P46_PL09; MPI_P100_PL11; MPI_P110_PL14; MPI_P120_PL12; MPI_P130_PL12; MPI_P150_PL11; 122-LS04 Rev A; 122-LS05 Rev A; 122-LS06 Rev A; 122-LS07 Rev A; 122-LS08 Rev A; 122-LS09; 122-L03 Rev I; 122L04Rev L; 122-L05 Rev L; 122-L06 Rev L; Tree constraints existing layout; Tree constraints plan; Tree protection plan; Arboricultural Report by Crown consultants dated 5th June 2014; Tree schedule; Arboricultural Impact assessment by Crown consultants dated 1st April 2014; Daylight/sunlight Reports by Avison Young dated August 2014, September 2019 and February 2020; Drainage design strategy by Ramboll dated May 2014; Ecology Report by Ramboll dated July 2014; Ecology Statement by The Ecology Consultancy dated 26.09.2019; Energy Strategy by TGA dated 21 February 2020; Geotechnical and environmental desk study by Ramboll dated July 2014; Noise and vibration impact assessment by Ramboll dated July 2014; Transport Assessment by Ramboll dated May 2014; Planning Statements by Quod Planning dated July 2014 and 02 March 2020 and Addendum to PLANNING AND AFFORDABLE HOUSING STATEMENT V2 dated April 2024; Design and Access Statement by Cullinan Studios Revision H dated February 2020 and Financial Viability Assessment prepared by Beacon Partnership dated February 2020; MPI-P-502-~~PL10~~ PL11; 501 PL08; 500 PL08; Maitland Park - Home Quality Mark Assessment prepared by Envision dated 23/07/2020

The addendum to the Planning and Affordable Housing Statement provides an update to the description of the amount of affordable housing provided. The revised drawing number MPI-P-502-PL11 is submitted as this indicates the tenure of the approved units.

Summary

The proposed revisions are non-material in both their nature and scale but serve to secure the continued use of the property known as 45 Grafton Terrace, Camden, NW5 4JA as social housing.



These changes would not cause any harm in planning terms but provide improvements to the scheme and secure the longevity of the social housing unit to the benefit of the community.

Should you have any queries in relation to any of the submitted information, please do not hesitate to contact me or my colleague Gregory Blaxland (gregory.blaxland@quod.com).

Yours sincerely

J c Stroud

Joseph Stroud

enc. as per the above

cc. David Peres Da Costa, Sam Fitzpatrick, Joanne Clark