

Daren Zuk  
Planning Department  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

17<sup>th</sup> May 2024

**Planning Portal Reference: PP-13074770**

Dear Daren,

**Town and Country Planning Act 1990  
Maple House, 149 Tottenham Court Road, London, W1T 7NF  
Application For Non-Material Amendment to Planning  
Permission: 2023/5313/P**

On behalf of our client, Lazari Properties 7 Limited, please find enclosed an application under s.96a of the Town and Country Planning Act 1990, for a Non-Material Amendment to planning permission 2023/5313/P, granted on 13<sup>th</sup> May 2024.

The planning permission is for the following development:

*Enhancements to Beaumont Place ground floor elevation, basement car park entrance, and the conversion of flat roof areas at Levels 1 and 3 to landscaped terraces.*

**Condition 4**

Condition 4 of planning permission 2023/5313/P states:

The terraces use hereby permitted shall not be carried out outside the following times 08.00 to 20.00 Mondays to Fridays. No music shall be played on the terrace in such a way as to be audible within any nearby residential premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

The condition was imposed without any notification to the applicant, and whilst discussions around hours of use between the applicant and the Local Planning Authority were ongoing regarding a separate application (LPA ref: 2024/0581/P) at Maple House, relating to the conversion of the roof space at Level 08 of the building to a useable terrace (including other works). This NMA application therefore seeks to align the hours of operation across the development.

As such, it is proposed to amend the wording of the condition, as follows:

The terraces use hereby permitted shall not be carried out outside the following times, 08.00 to ~~20.00~~  
~~21.30~~ Mondays to Fridays (all week). No music shall be played on the terrace in such a way as to be  
audible within any nearby residential premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

The National Planning Policy Guidance (2014) paragraph 002 states: There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme - an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application.

The changes sought are deemed necessary to ensure consistency across the development. The changes are negligible, and do not materially change the proposals as originally proposed.

## Summary

The fee in connection with the application of £234.00 (as well as the £32.20 service charge) has been paid online via the Planning Portal.

Should you require clarification of any element or any additional information then please do not hesitate to contact me.

We look forward to receiving acknowledgement of receipt of the application.

Yours faithfully



Adam Garcia MRTPI | Associate Director  
CBRE Ltd | UK Development – Planning

For and on behalf of Lazari Investments