

27 May 2024

Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR NON-MATERIAL AMENDMENTS TO PLANNING
PERMISSION REF. 2022/2354/P (SECTION 96A)**

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On behalf of our client, AEC Holdings Ltd (the 'Applicant'), we have been instructed to submit an application under Section 96a of the Town and Country Planning Act 1990 (as amended) for non-material amendments to planning permission ref. 2022/2354/P, dated 27 March 2024.

The Applicant has recently acquired the subject property, and this application seeks amendments to the approved housing mix associated with permission ref. 2022/2354/P, in order to provide an enhanced standard of accommodation which is more in line with the Council's identified housing size priorities.

There are no external changes required to the existing building; and no substantive change to the overall consented quantum of residential floorspace. The provisions of the original S106 Agreement will therefore remain in place.

Background

Full planning permission (ref. 2022/2354/P) was granted on 27 March 2024 for the following development:-

"Conversion of part ground and first, second and third floor from ancillary offices and self-contained flat to provide 1 no. 3 bedroom flat, 4 no. studio flats and 1 no. two bedroom house."

Application Documentation

This online application consists of the following documentation:-

1. This covering letter;
2. Application Forms;
3. Existing Drawings, prepared by The Gillett Macleod Partnership;
4. Consented Planning Drawings, prepared by The Gillett Macleod Partnership;
5. Proposed Planning Drawings, prepared by StudioEC;

This application has been submitted via the Planning Portal (Ref:- PP-13101448).

The requisite application fee of £363 (including the Planning Portal processing fee) will be paid electronically.

Section 96A of the Town and Country Planning Act 1990

Section 96A to the Town and Country Planning Act 1990 (as amended) enables non-material changes to existing planning permissions to be made without requiring the submission of a new planning application or an application under Section 73 of the Act, which relates to minor material amendments.

The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A, for which there is no statutory definition of 'non-material'.

Proposed Amendment

It is proposed to amend Condition 2 of planning permission ref. 2022/2354/P, which provides the list of drawings approved by the planning permission.

The approved development provided a housing mix which included:- 1 no. 3 bedroom flat, 4 no. studio flats and 1 no. two bedroom house.

The non-material amendments seek to alter this housing mix to provide:- 3 no. 2 bedroom flats and 1 no. 2 bedroom house.

The following table confirms a list of approved drawings as referenced on the original decision notice, and those drawings which are submitted to as replacements via this non-material amendment application.

Drawing Title	Approved Drawing Number	Replacement Drawing Number
Proposed Floor Plans	22-3493-11 A	1228-100
Proposed Floor Plans	22-3493-12 A	1228-101
Proposed Floor Plans	22-3493-13 A	1228-102

Assessment

Adopted Local Plan Policy H7 seeks to ensure that developments provide a range of unit sizes to meet demand across the Borough.

This policy considers 1 bedroom / studio accommodation as lower priority and 2- and 3-bedroom units to be of higher priority.

Planning permission ref. 2022/2354/P was reliant upon having 4 no. studio flats within the conversion which is at clear odds with the Council's identified dwelling size priority table which places this smaller housing type at a lower priority with regard to need.

The proposed amendment would provide an enhanced mix of unit sizes to include 3 no. 2 bedroom flats in the main building (whilst maintaining the 2-bedroom house to the rear). The resultant housing offer would therefore be

more closely aligned with the Council's identified need where all of the dwellings would be high priority units.

On this basis, the amended unit mix is considered to be acceptable and in accordance with policy H7.

Furthermore, and as mentioned above, there are no external changes required to the existing building; and no substantive change to the overall consented quantum of residential floorspace. The provisions of the original S106 Agreement will therefore remain.

Summary

Section 96A to the Town and Country Planning Act 1990 (as amended) enables non-material changes to existing planning permissions to be made without requiring the submission of a new planning application or an application under Section 73 of the Act, which relates to minor material amendments.

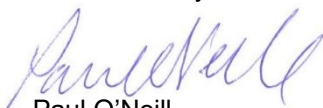
The proposed amendments would not result in a material change to the approved scheme.

The overall intent is unchanged, and the development remains consistent with original planning permission – whilst providing a range of unit sizes to better meet identified demand across the Borough.

It is therefore considered that the proposed development would remain in accordance with development plan policy.

I trust this is sufficient to validate the application and I look forward to receiving your written acknowledgement shortly.

Yours faithfully



Paul O'Neill
Director

Encl