

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="104-110 Phoenix House"/>
Address Line 1	<input type="text" value="Charing Cross Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC2H 0JN"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="529892"/>	<input type="text" value="181153"/>

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Connew

Company Name

Arkon Associates Ltd

Address

Address line 1

Luminous House

Address line 2

300 South Row

Address line 3

Town/City

Milton keynes

County

Country

Postcode

MK9 2FR

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 2 storey roof extension with garden room and terrace at rooftop level to provide 2 x 2 bedroom flats.

Reference number

2018/3308/P

Date of decision (date must be pre-application submission)

30/06/2017

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 3

The development hereby permitted shall be carried out in accordance with the following approved plans: (P)001; (P)002; (P)003 revision C; (P)004 revision D; (P)005 revision D; (P)006 revision D; (P)007 revision D; (P)008 revision D.

Condition 8

Secure cycle parking for 4 x bicycles shall be provided in its entirety as shown on approved drawing numbered (P)003 prior to the first occupation of the new units, and permanently retained thereafter.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

31/08/2017

Has the development been completed?

☐ Yes

☒ No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

A proposed cycle store was then to be located to the rear of the building within an uncovered mezzanine floor. Since these permissions, the adjoining Phoenix Theatre has obtained planning permission (LPA Ref. 2022/5537/P) for its expansion into the retail units at ground floor level within 103-110 Charing Cross Road. As part of this permission, the theatre has extended the internal accommodation to the rear of the building, to facilitate an accessible lift to the Dress Circle. As a result, the internal corridor and bike store is no longer accessible to the proposed development and an alternative bicycle storage solution is required. the space available is limited and 3 spaces can be accommodated. This has been discussed with Brendan Versluys - Senior Planner Camden.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 3

The development hereby permitted shall be carried out in accordance with the following approved plans: (P)001; (P)002; (P)003 revision G; (P)004 revision D; (P)005 revision D; (P)006 revision D; (P)007 revision D; (P)008 revision D.

Condition 8

Secure cycle parking for 3 x bicycles shall be provided in its entirety as shown on approved drawing numbered (P)003 revision G prior to the first occupation of the new units, and permanently retained thereafter.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes  
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

2024/0807/P non material amendment application.

Date (must be pre-application submission)

04/06/2024

Details of the pre-application advice received

Section 73 application required. non-material amendment not acceptable.  
Principle to reduce to 3 spaces accepted in email dated 30.05.24

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Ian

Surname

Connew

Declaration Date

06/06/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ian Connew

Date

07/06/2024