

Our Ref: 24210/SH/dm
Your Ref: PP-13074900
Email: sharper@firstplan.co.uk

Broadwall House 020 3096 7000
21 Broadwall info@firstplan.co.uk
London SE1 9PL firstplan.co.uk

07 June 2024

Camden Council
Planning - Development Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

Dear Sir/Madam,

**NON-MATERIAL AMENDMENT TO PERMISSION REF. 2023/5454/P
32 JAMESTOWN ROAD, LONDON, NW1 7DB**

We have been instructed by our client, Oktra Limited to submit the enclosed applications online via the Planning Portal (PP-13074900) for a *non-material amendment to permission ref. 2023/5454/P, to create a smaller pergola on the 5th floor terrace.*

In accordance with national and local validation requirements the following documents are attached in support of this application:

- Completed Full Planning Permission Forms;
- Community Infrastructure Levy Form;
- Site Location Plan;
- Existing Fifth Floor Plan;
- Proposed Fifth Floor Plan;
- Existing North Elevation (subject to permission ref. 2023/5454/P);
- Proposed North Elevation; and
- Proposed Pergola Section.

The requisite fee of £293 (plus the £70 Planning Portal administration fee) has been paid online via the Planning Portal website. The remainder of this letter sets out the supporting statement regarding the application proposals.

Planning History

The original permission for the site (**8700553**) for *“The redevelopment of 32 (and 32A) Jamestown Road by the erection of a ground and part-four part-five storey building for light industrial studio workshop and other uses under B1 of the Use Classes Order 1987 as shown on drawing nos.349 1001C 1002C 1003C 1004C 1005C 1007C 1008C and 1009C and as revised on 24th December 1987”* was granted 18th February 1988.

Most recently, permission ref. **2023/5454/P** was granted on 20/02/2024 for *“Erection of pergolas to exterior terraces at fourth and fifth level”*.

Also, permission ref. **2023/5453/P** was granted on 27/02/2024 for *“Alterations to windows and doors to north and south elevations at 4th and 5th levels”*.

Non-Material Amendment

This application is for a non-material amendment to application ref. **2023/5454/P**, to “create a smaller pergola on the 5th floor terrace”. The pergola subject to permission ref. 2023/5454/P measured 18.31 m long. The new pergola measures 7.2 m long.



Figure 1: Existing North Elevation Subject to Permission ref. 2023/5454/P.

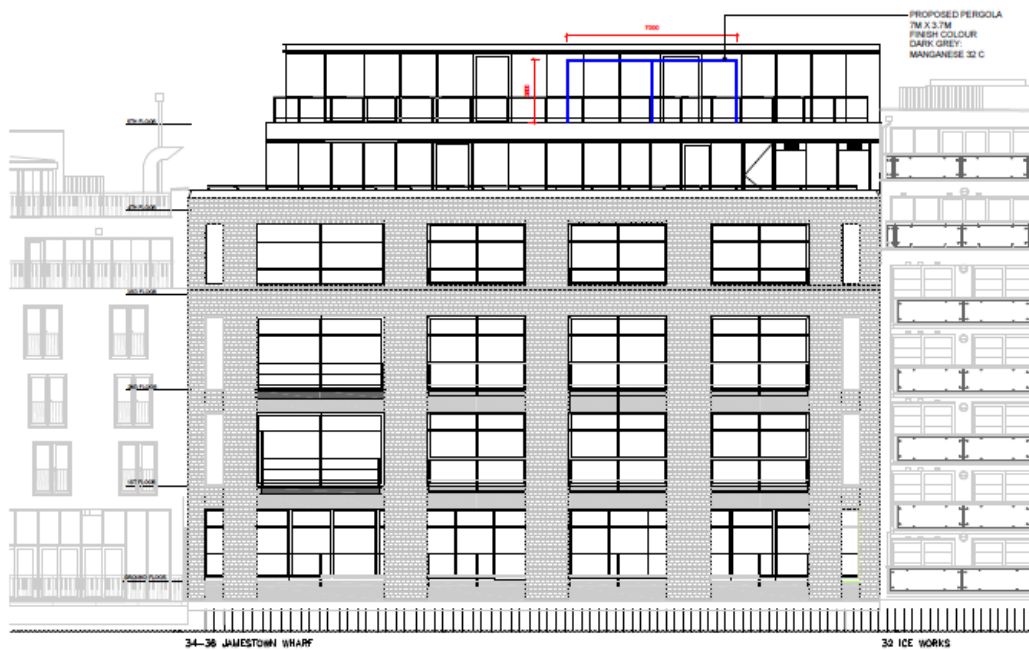


Figure 2: Proposed North Elevation Subject to Non-Material Amendment.

Planning permission (**2023/5454/P**) was granted on 20/02/2024 for the “*erection of pergolas to exterior terraces at fourth and fifth level*”. The Council's approval is now sought in relation to the “*creation of a smaller pergola on the 5th floor terrace*”.

The pergola proposed on the 5th floor terrace, as part of permission ref. 2023/5454/P, measured 18.31 m long. The new pergola measures 7.2 m, and therefore is almost half the size. It is our view that the proposals should be treated as a non-material change to the previously approved scheme, as the application site does not differ from the original application, the building remains under the same ownership, there are no changes to the description of development and the alterations will have no greater impact on the existing character of the site or surrounding area, nor amenity.

The site is located with the Regents Canal Conservation Area, however, due to the fact that the development has previously been considered acceptable in principle, and the changes are non-material, it is not considered that they will have any detrimental impact on the conservation area and will be in line with **Policy H2** of the local plan.

We therefore trust that you have sufficient information to enable officers to support the proposals and grant the non-material amendment at the earliest opportunity and we look forward to discussing this in due course.

Yours Faithfully,



SAM HARPER
Director

Enc.