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From: Andrew Clarke, Head Planning Consultant
Email: andrew.clarke@G2.co.uk
Date: 26th September 2024

Dear Richard,

Application for non-material amendment following a grant of planning permission (Reference: 2021/3119/P) at 11-15 King's Terrace, London, NW1 0JP

This letter accompanies an application for a non-material amendment submitted by G2 on behalf of KTerraces Ltd in relation to planning permission 2021/3119/P at 11-15 King's Terrace, London, NW1 0JP.

The proposals comprise a reduction in basement floorspace only and therefore this application comprises an update to existing drawings only.

The total floorspace of the basement is proposed to be reduced to 45m², which will comprise all office space. All other aspects of the scheme will remain the same. In doing so the gym and utility/store, which is ancillary to the residential space, will be removed and the basement office space will be reduced from 111.5m² to 45m². The NMA is submitted to ensure the proposals are feasible and thus deliverable, following a review of the viability of the project.

It is considered that the proposals comprise a non-material amendment, which would not impact the fundamentals of the development nor significantly weigh against the original proposals.

The accompanying application plans highlight the proposed changes.

Consented plans to be replaced

- GDA-10 Rev C – Proposed Basement Plan
- GDA-11 Rev C – Proposed Ground Floorplan
- GDA-30 Rev A – Proposed Section AA
- GDA-31 – Proposed Section BB
- GDA-47 – Section AA Demolition drawing
- GDA-48 – Section BB Demolition drawing
- 1719/PLAN/101 – Basement
- 1719/PLAN/102 – Ground Floor

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Architecture Design Planning

Company Registration No. 15151394. Registered in England & Wales

- 1719/PLAN/103 – First Floor

Proposed new application plans

- GDA-10 Rev D – Proposed Basement Plan
- GDA-11 Rev D – Proposed Ground Floorplan
- GDA-30 Rev B – Proposed Section AA
- GDA-31 Rev A – Proposed Section BB
- GDA-47 Rev A – Section AA Demolition drawing
- GDA-48 Rev A – Section BB Demolition drawing
- 1719/PLAN/101-P1 – Basement
- 1719/PLAN/102-P1 – Ground Floor
- 1719/PLAN/103-P1 – First Floor

Summary

I trust that the above sets out the proposals clearly, however please do not hesitate to contact me on the contact details above you should have any queries.

Yours sincerely,



Andrew Clarke
MPlan MRTPI
Head Planning Consultant