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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

Suffix

Property Name

Land At 152

Address Line 1

Royal College Street

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

NW1 0TA

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

Easting (x)

529261

Northing (y)

184098

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

Midas

Surname

Betterton

Company Name

Henning Stummel Architects

Address

Address line 1

Gate House, 1 Smugglers Yard

Address line 2

Devonport Road

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W12 8HU

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 new 5 storey residential dwelling (Class C3) on corner of Royal College Street and Baynes Street (associated apps 2022/3133/P & 2023/0730/P)

Drawing Nos: 101d_010 rev A, 101d_100 rev D dated 05/04/2024, 101d_110 rev D dated 05/04/2024, 101d_120 rev D dated 05/04/2024, 101d_130 rev D dated 05/04/2024, 101c_140 rev D dated 05/04/2024, 101d_150 rev E dated 05/04/2024, 101d_200 rev D dated 05/04/2024, 101d_210 rev C dated 05/04/2024 (Section BB), 101d_210 rev B (Section CC - DD), 101d_300 rev G, 101d_310 rev F dated 05/04/2024, 101d_900 rev B, 101d_012 rev A, 101d_011 rev A, Design and Access Statement by Henning Stummel Architects, Part M4 Document, Air Quality Assessment dated 17th October 2022, Energy Statement dated July 2023 rev 03, Daylight and Sunlight Report dated December 2022 ref. 2097/D.

Reference number

2023/1033/P

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

10/07/2024

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

Condition number(s)

1

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

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

This application proposes altering the roof's material and design to improve maintenance efficiency. The green roof will be replaced with a standing seam metal roof due to technical challenges associated with warranties and ongoing upkeep. Additionally, certain windows have been reduced, as advised, to mitigate overheating.

1. The green roof requires maintenance at least twice a year. This raises issues re. CDM 2015 regulations. Balustrading around the roof has specifically been ruled in the planning permission, as granted.
2. The green roof substrate would require numerous mechanical fixings through the roof membrane, to keep the turf in place and stop this from sliding down the slope. This seems a very precarious way of building a roof. Warranty providers are understandably nervous.
3. Without the substantial roof build up, heights and the roof silhouette can be reduced. This reduces the impact of the development, most notably on Royal College Street where our eave line and the neighbour's roof now align.

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

The conditions for the green roof have already been approved. However, we propose replacing the green roof with a standing seam metal roof and creating a service area to facilitate maintenance.

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

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

Midas

Surname

Betterton

Declaration Date

16/12/2024

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

Midas Betterton

Date

17/12/2024