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Dear Sir / Madam,

**101 Bayham Street, London, NW1 0AG**  
**Section 73 Application – Planning ref: 2023/4024/P**

On behalf of the applicant, Railpen, please find enclosed an application for a Section 73 amendments in respect of the approved development at the above site.

In addition to this covering letter, the application is supported by the following documents:

- Design Statement
- Proposed Plans First Floor – Roof
- Proposed Elevations
- Proposed Sections
- Developed Design Acoustic Report
- Acoustic Treatment Proposal Drawings
- Energy Statement Amendment
- Be Green Scenario
- Be Lean Scenario
- BRUKL Output EPC – Existing (Baseline)
- Part L GLA Carbon Emissions

The application fee of £363 (inc. VAT) will be paid via Planning Portal and will be subject to confirmation by the London Borough of Camden (LBC).

**Background**

Planning permission (ref: 2023/4024/P) was granted on 9th February 2024 for the following description of development:

*Alterations to and refurbishment of existing building; rear infill extension at fourth floor; replacement plant equipment at roof level, and associated works.*

**Context for the Material Amendment**

Section 73 of the Town and Country Planning Act 1990 (as amended) ('S73') allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission.

This S73 seeks material amendments to the approved scheme's glazing strategy as part of the design development process following the grant of planning permission to explore opportunities to enhance both the building's thermal performance and the quality of its internal spaces. The application proposes introduction of double glazing to the existing window frames in replacement of the internal secondary glazing which forms part of the approved scheme. The amendment by virtue of the retention of the existing window frames would conserve the significance of the building and its setting within the Camden Town Conservation Area in line with the requirements of London Plan HC1 and Local Plan Policy D2.

In addition, the proposed acoustic enclosure builds upon the original design strategy which focused on consolidating the rooftop plant and minimising visual clutter, in line with the requirements of London Plan SI 1 and Local Plan Policy D1. The overarching design intent from the outset anticipated the need for an enclosure on the roof. The enclosure would contribute to the consolidation of the appearance of clutter on the roof and the presentation of a more unified roof form to the surrounding townscape, in accordance with London Plan HC1 and Local Plan Policy D2.

This accompanying Design Statement by Studio Ghazal provides the technical details and specifications for the proposed enclosure, delivering both the required acoustic performance and the previously established visual organisation of rooftop elements.

### **Proposed Amendments**

The amendments can be summarised as follows:

- Changes to the approved glazing strategy – replacement of approved secondary glazing with double glazing
- Inclusion of acoustic plant enclosure

### **Conclusion**

We trust this application is in order and look forward to hearing from you. If you have any queries or require any further information please do not hesitate to contact my colleague Iyabo Johnson ([iyabo.johnson@savills.com](mailto:iyabo.johnson@savills.com)) or myself on the contact details at the top of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read "Celia Smith-King".

**Celia Smith-King**