

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam,

Taracove Limited | 18 Stukeley Street, London, WC2B 5LR

**APPLICATION UNDER SECTION 96A OF THE TOWN & COUNTRY PLANNING ACT 1990 FOR
NON-MATERIAL AMENDMENT TO PERMISSION REF: 2021/5761/P**

On behalf of our client, Taracove Limited ('the Applicant'), please find enclosed an application under Section 96a of the Town and Country Planning Act 1990 for a Non-Material Amendment (NMA) to Planning Permission ref. 2021/5761/P.

The application comprises the following documents:

- Application form submitted via the Planning Portal;
- Covering Letter by JLL;
- Area Schedule prepared by Twelve Forty-one; and
- Proposed floorplans drawings prepared by Twelve Forty-one.

The application fee of £363.00 (Including VAT and service charge) has been paid by online electronic payment via the Planning Portal website (PP-13707939).

On 18th January 2023, planning permission was granted under planning ref. 2021/5761/P, with the following description of development:

“Demolition of existing 4th floor extension and erection of new 2 storey extension to create 2 additional residential units (Class C3), with a roof terrace.”

The permission granted the redevelopment of the existing building at 18 Stukeley Street. Once permission was granted a building survey was carried out and it showed the Site was slightly smaller than the original measurements submitted, which were based on existing drawings.

In addition to the above, building requirements associated with the A1 (non-combustible) rated construction affected the build-up of the external walls. These walls were thickened internally. The applicant seeks to amend the plans referenced under Condition 2 (Approved Drawings) to account for the differences in GIA.

Condition 2

The below table provides a clear indication of the approved plans which are set to be amended under this non-material amendment:

Table 1 - Drawing Reference Numbers

Type of Plan	Proposed drawing reference under planning ref. 2021/57	New Drawing Reference proposed
Lower Ground Floor Plan	18STU-1100	18STU-9801_Rev 3-00
Ground Floor Plan	18STU-1101	18STU-9802_Rev 3-00
First Floor Plan	18STU-1102	18STU-9803_Rev 3-00
Second Floor Plan	18STU-1103	18STU-9804_Rev 3-00
Third Floor Plan	18STU-1104_Rev P2	18STU-9805_Rev 3-00
Fourth Floor Plan	18STU-1105_Rev P8	18STU-9806_Rev 3-00
Fifth Floor Plan	18STU-1106_Rev_P10	18STU-9807_Rev 3-00

We have also provided an area schedule of the development's GIAs to clearly illustrate the differences between proposed scheme (as permitted under 2021/5761/P) and the development as built. Therefore, the net increase in residential floorspace is 71.0 sqm.

We trust that you have everything that you require to properly assess and determine the application accordingly, but please do not hesitate to contact Blythe Dunk on 07912 120627 or Matthew O'Connor on 07752 467007.

Yours faithfully,

Jones Lang Lasalle

For and on behalf of JLL