


27 February 2025



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

Dear Josh,

CENTRAL SOMERS TOWN COVERING LAND AT POLYGON ROAD OPEN SPACE EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE

APPLICATION UNDER SECTION 96A OF THE TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) FOR NON-MATERIAL AMENDMENTS TO PERMISSION REF. 2022/2855/P INCLUDING THE VARIATION OF CONDITION 18 (CHILDRENS PLAY SPACE)

On behalf of our client, London Borough of Camden Community Investment Programme Team (CIP Team) (hereafter: "the Applicant"), we hereby submit an application under Section 96A ("s96A") of the above Act for a Non-Material Amendment to the Full Planning Permission under your reference number 2022/2855/P.


Planning Permission was granted on 24th November 2022 for the following development:

"Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing – Plot 5), Condition 27 (Obscure Glazing – Plot 6) and Condition 82 (Cycle Parking – Public Open Space) of Ref. 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations."

The Proposed Non-Material Amendments are sought through a variation of the approved wording of Condition 18. The wording of Condition 18 is as follows:

"Prior to 50% occupation of the housing units in Plots 5 & 6 the children's playspace in the Polygon Road part of the open space shall be commenced and made available for use by the public."

Brownlow Yard
12 Roger Street
London
WC1N 2JU



This playspace is to be implemented in accordance with detailed designs which have been prepared in consultation with local residents and community groups, and approved in writing by the local planning authority. All approved measures shall be retained and maintained thereafter."

Although the procurement of the contractor is proceeding, it will not be possible to start on site prior to 50% occupation of 5&6. The estimated start on site is planned for May 2025, by which time Plots 5 and 6 are likely to be fully occupied.

It is therefore requested that the wording of Condition 18 is varied to reflect the same trigger as Condition 99 (i.e. prior to 50% occupation of 2&3). This will ensure that the playspace can be delivered in accordance with the timescales set out in the Condition.

Approved Wording	Proposed Wording
<p>Prior to 50% occupation of the housing units in Plots 5 & 6 the children's playspace in the Polygon Road part of the open space shall be commenced and made available for use by the public.</p> <p>This playspace is to be implemented in accordance with detailed designs which have been prepared in consultation with local residents and community groups, and approved in writing by the local planning authority. All approved measures shall be retained and maintained thereafter.</p>	<p>Prior to 50% occupation of the housing units in Plots 2 & 3 the children's playspace in the Polygon Road part of the open space shall be commenced and made available for use by the public.</p> <p>This playspace is to be implemented in accordance with detailed designs which have been prepared in consultation with local residents and community groups, and approved in writing by the local planning authority. All approved measures shall be retained and maintained thereafter.</p>

Submission

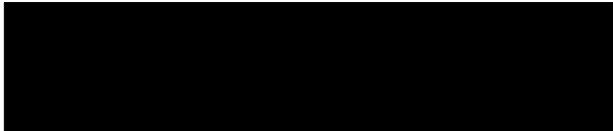
I hereby provide the following as part of the application:

- Covering Letter (this document)
- Planning Application Form



I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or my colleague, Oliver Jefferson [redacted] at this office.

Yours sincerely,



Jordan Bishop
Assistant Planner

