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Joanne Clark
Regeneration and Planning
London Borough of Camden,
5 St Pancras Square,
London
N1C 4AG

20th May 2025

KH/WC/MM
VIA PLANNING PORTAL

Dear Joanne,

CAMDEN ROAD HOSTEL, 248-250 CAMDEN ROAD, LONDON, NW1 9HE

SECTION 96A APPLICATION FOR AMENDMENTS TO THE ORIGINAL PERMISSION (LPA REF: 2020/3737/P)

We write to you on behalf of our client, London Borough of Camden c/o Morgan Sindall Construction and Infrastructure Limited (the 'Applicant'), to apply for a Non Material Amendment to planning permission reference 2020/3737/P pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended) in respect of the above site, Camden Road Hostel, 248-250 Camden Road, London, NW1 9HE (the 'Site').

The approved description of development is outlined below:

Redevelopment of the site to include demolition of existing hostel building and the erection of a new 4-6 storey plus basement hostel building (sui generis use) with external stairwell and rear balconies to all levels; erection of 2 x single storey garden buildings; associated works including installation of plant equipment, parking and access arrangements and tree and landscaping works. (Information for the purpose of consultation: the proposed development provides 39 units, which comprise 36 x studios, 2 x 1-beds and 1 x 1-bed wheelchair accessible unit).

This application proposes an amendment to the wording of condition 3 (Details, Materials and Samples) pursuant to the above planning permission, to change the trigger point of the condition to allow some of the relevant detailed information to instead be provided prior to the commencement of the relevant part of the development.

In support of this application, the following documents are enclosed:

- Cover Letter; and
- Planning application fee – £383 paid directly by the Applicant.

a. Overview of Proposed Amendments

This is a Section 96A Application (S96A) for Non Material Amendments to the existing permission LPA Ref: 2020/3737/P dated 11th May 2021.

When considering a proposal for a non-material amendment, due regard must be given to the relevant National Planning Practice Guidance (NPPG); and S96A of the Town and Country Planning Act (1990) (as amended).

A S96A application allows applicants to submit non-material amendments to an existing planning permission, providing that it is clear that the amended proposals do not result in any changes to the actual proposed development to which the planning permission relates and are not contrary to planning policy.

Given the scale of the development, and the length of time since grant of permission, it is understandable that elements of the scheme may evolve over time and need to adapt to the practicalities of delivery, to ensure the scheme is fully deliverable and can meet all obligations.

The following is a detailed summary of the proposed change to the approved permission (LPA Ref: 2020/3737/P), including discussion on the extent of the change and the consideration of it as a non-material amendment, as well as assessment of the policy compliance.

Amendment to wording of Condition 3

The application to discharge this condition was submitted and validated in March 2025 under 2025/1140/P. Part a) of this condition requires, *inter alia*, 'sample panels at a minimum of 1mx1m of the ceramic tiles' to be provided. Whereas smaller samples of the tiles were provided for the officers to review during a site visit on 22nd April 2025, the form and the shape of the tiles requires a bespoke sample panel to be produced, for which the lead-in time exceeds the intended date for above ground works to commence on site in early June 2025.

With agreement in principle secured with officers for the colour and appearance of the ceramic tiles during the site visit, it was considered appropriate that the full 1m x 1m sample panel could be provided for officer review prior to installation of materials on the building instead, to allow the continued alignment with the tight project programme. On the basis of the proactive engagement undertaken by the Applicant Team with the Council on all other material details and the requirements of the project programme, it was subsequently agreed with officers that the simplest approach to provide this flexibility would be to amend the trigger point of the entire condition on this basis.

Accordingly, it is requested that the wording of condition 3 be changed as follows, with the amendments set out in red and with the text to be replaced being struck out:

*Prior to commencement of ~~the above ground works~~ **the relevant part of the development**, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority: a) Facing materials of all buildings (to be submitted to the Local Planning Authority), samples (to be provided on site or at the architects' office), and sample panels at a minimum of 1mx1m of the ceramic tiles and pointing (to be provided on site and retained until the work has been completed). b) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, ventilation grilles and gates. c) Details including materials of all balconies and side privacy screening, and the stair/lift core. d) Details of external plant enclosures. e) Details of all bollards (including moveable ones and their means of control /management), gates, fences or other means of enclosure which form part of the public realm.*

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: In order to safeguard the appearance of the building and the character and appearance of the wider area in accordance with the requirements of policies D1 and D2 of the London Borough Camden Local Plan 2017.

Summary

The proposed amendment above does not materially alter the scheme approved, or the associated information to be provided under planning permission 2020/3737/P and is therefore considered to constitute a non-material amendment to the approved development.

b. Conclusion

In summary, the proposed amendment is considered non-material in nature and acceptable in planning terms and relates exclusively to a change to the trigger point for the condition requiring approval of details of materials. This condition is being amended in the interests of proper planning, to allow some details of materials to be finalised following the commencement of above ground superstructure works in early June 2025. This will allow the contractor to adhere to their tight construction programme whilst also aligning with the requirements of the planning permission.

Following submission of the information detailed above, we trust that you have sufficient information required to consider the proposed non material amendment and we look forward to receiving confirmation in writing.

Should you have any queries or wish to discuss any aspect of the application in further detail please do not hesitate to contact William Clutton (wclutton@iceniprojects.com, 07557 805372) or Matthew Madden (mmadden@iceniprojects.com 07909 530312) of this office in the first instance.

Yours faithfully,

A handwritten signature in black ink that reads "Iceni Projects Ltd." The signature is written in a cursive, slightly stylized font.

Iceni Projects Limited