

DP2119/JWP/AWHP

29 October 2013

ATTN: Gavin Sexton
Regeneration and Planning
6th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Also by email to: Planning@camden.gov.uk

Dear Mr Sexton,

**80 CHARLOTTE STREET AND 65 WHITFIELD STREET - REFERENCE 2010/6873/P
TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
MINOR MATERIAL AMENDMENT**

On behalf of our client, West London and Suburban Property Investments Ltd, a wholly owned subsidiary of Derwent London, we submit with this correspondence a Section 73 application under the Town and Country Planning Act 1990 to secure a minor-material amendment to the approved scheme for the redevelopment of 80 Charlotte Street and 65 Whitfield Street, London, W1T 4QP.

As part of this application please find attached the following:

- signed and dated application forms;
- a copy of the signed and dated notice letters and notice
- a copy of the original planning permission;
- a copy of the current set of approved demolition drawings (including those which were approved by way of non-material amendment application on 11 September 2013);
- a revised set of demolition drawings (only those which have been revised are included);
- an addendum to the Construction Method Statement previously approved;
- a cheque for £195 made payable to the London Borough of Camden.

The minor-material amendment was discussed at a meeting with the Council in October 2013. A note summarising the reasons for the additional demolition, as well as the impact on the approved scheme, as discussed at the meeting, has been completed by Make architects and it contained at Appendix A.

Following the meeting, it was agreed with Council officers that the additional demolition proposed could be progressed by way of a minor material (Section 73) application, which is enclosed with this correspondence.



To secure the minor-material amendment, the following drawings, listed under Condition 2 of the Decision Notice, have been submitted and should be superseded:

Title	Current drawing no	Replacement drawing no
Existing demolition overview	P1000 Rev 00	P1000 Rev 01
Lower ground floor plan	P1099 Rev 03	P1099 Rev 05
Ground level	P1100 Rev 03	P1100 Rev 04
Level 01	P1101 Rev 03	P1101 Rev 04
Level 02	P1102 Rev 03	P1102 Rev 04
Level 03	P1103 Rev 03	P1103 Rev 04
Level 04	P1104 Rev 03	P1104 Rev 04
Level 05	n/a	P 1105 Rev 00
Level 06	n/a	P 1106 Rev 00
Level 07	n/a	P 1107 Rev 00
Whitfield Street	P1300 Rev 00	P1300 Rev 02
Chitty Street	P1301 Rev 00	P1301 Rev 02
Charlotte Street	n/a	P1310 Rev 00
Howland Street	n/a	P1311 Rev 00

The Construction Method Statement (December 2010), previously approved and referenced by Condition 2, has also been updated so that the reasons for / implications of the additional demolition proposed are explained within a revised version that can be approved by the Council.

We therefore request that the amended plans and Construction Method Statement supersede the relevant details submitted and approved under Condition 2 of the planning permission, dated 16 March 2012, which states that *"unless otherwise agreed in writing with the relevant planning authority the development hereby permitted shall be carried out in accordance with the following approved plans"*.

It is expected that more detailed considerations relevant to the additional demolition proposed, not dealt with by the updated Construction Method Statement, will be considered= and approved under the Construction Management Plan, as required by the Section 106 Agreed (Clause 4.2.1). This is normal on a scheme of this nature.

We trust that the enclosed information is sufficient to allow the application to be registered. If you have any queries in the interim, please contact Anthony Plumbly of this office.

Yours sincerely,

DP9

ENC

Attn: Camden Planning Department
RE: 80 Charlotte Street
October.2013

Introduction

The purpose of this note is to explain the need for further demolition at the 80 Charlotte Street site, given the results of detailed structural surveys. It comments on the impact of the additional demolition now proposed on the design of the approved scheme.

The additional demolition sought is located within buildings outside of the conservation area on the main 80 Charlotte Street site, known as Block K and Block H. The relevant locations are highlighted on the Location Plan, Figure 1.

Block K

The Block K building is the oldest in the original Post Office block designed in 1958. This building has a different stability arrangement to the rest of the buildings on the site. Despite extensive surveys together with audits of the recovered original structural design drawings, the existing stability system has proved very difficult to review and cannot be justified against current design codes. Nevertheless, it has been determined that the existing structural design is made up from a concrete moment frame consisting of large down stand beams with contributory brickwork core walls.

The proposed structural design would need to 'stabilise' the block by attaching into the new build and retained building elements. The existing deep downstand beams would need to be removed to permit the space to be used. This would result in a high degree of complexity, an inefficient structure and compromised space. Although it would result in a higher proportion of retention, it is not the best course of action when considered overall.

The most sensible solution is to demolish Block K and rebuild it. The final result will be completely indistinguishable from the outside to the consented scheme. The external brick cladding system does not change; it will remain as a base supported system, so avoiding any unsightly movement joints and retaining the deep brick window reveals.

The only change is the opportunity for limited additional excavation (circa 1.2m) within the basement zone of Block K. This enables the existing raised ground floor to be lowered to pavement level to ease access, which requires the deeper excavation to maintain the lower ground floor. The main entrance to the offices proposed from Charlotte Street would remain as previously proposed.

Roof slabs above Block H and Block G

The existing roof slabs are being developed into internal floorplates as part of the consented scheme. These slabs have numerous integral concrete upstands, originally used to form plant plinths etc. that require removal. As the numerous upstands were cast as an integral part of the structural slab the extent of the structural modifications required to remove these is such that a replacement slab has been selected as the most economical and sensible solution.

In summary, following the completion of further structural investigations since the scheme was approved, it has been determined that additional demolition is required. This additional demolition does not alter the core principles of the scheme and will allow for the most appropriate structural solutions to be put in place, resulting in a higher quality and better building as an end product.

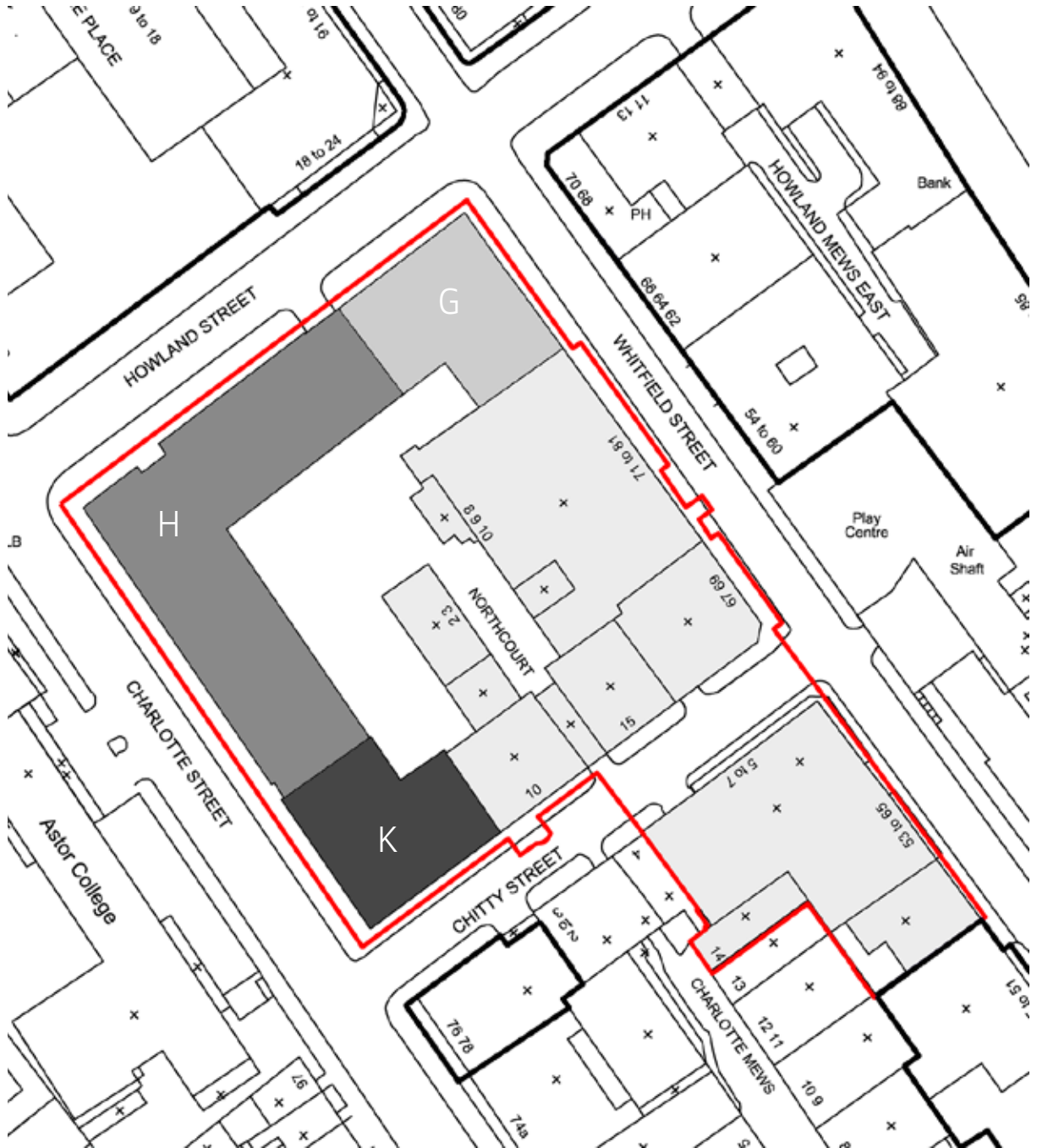


Figure 1. Location plan