

27 September 2013

Planning Services
Camden Council
Town Hall
Argyle Street
London
WC1H 8EQ

For the Attention of Charles Thuaire, Senior Planning Officer

Dear Mr Thuaire

**Town and Country Planning Act 1990 (As Amended)
Mixed Use Development at 15 – 27 Britannia Street, Camden, WC1X 9JP
Application for Non-Material Amendments to Planning Permission Ref.
2012/3082/P**

Introduction

I enclose an application for non-material amendments to planning permission ref. 2012/3082/P. Please find enclosed with this application:

- Four copies of the application form, completed and duly signed;
- Four copies of notice and covering letter served on the requisite party;
- Four copies of the following drawings:
 - Drawing Ref. (00)001A 'Site Location Plan';
 - Drawing Ref. (20)011C3 'Ground Floor Plan'. and
 - Drawing Ref. (20)100F 'Proposed North and South Elevation';
- A cheque for £195 made payable to 'Camden Council', being the requisite application fee.
- An electronic version of the application has been emailed separately to Charles Thuaire.

Application Description

The application is submitted with the following description:

'Application under Section 96a of the Town and Country Planning Act 1990 (as amended) to undertake non-material amendments to permission ref. 2012/3082/P relating to internal and external layout amendments to remove the substation and increase the number of student bedspaces by two.'

A more detailed description of the proposed amendment is set out below.

Pre-Application Discussions

Pre-application discussions have been undertaken with Charles Thuaire, Senior Planning Officer at the Council during August and September 2013. The purpose of these discussions has been to confirm that the amendments proposed are acceptable in principle to the Council. It has also been to confirm that the non-material amendment application process is the correct approach for formalising the amendments which are proposed within this application.

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This confirmation was received from Charles Thuaire on 17 September 2013, following receipt of examples of similar non-material amendment applications, including within the London Borough of Camden. Copies of such examples can be provided upon request.

Proposed Amendment

The amendment sought comprises of amendments to the ground floor layout and southern elevation of the approved development. It was intended that a substation would be located at ground floor level on the southern elevation of the development facing Wicklow Street. Further investigations have confirmed that no separate substation is required for the development and as such we are seeking to install an additional two student bedrooms in the location of the substation. The proposed amendments are illustrated on the ground floor plan (ref. (20)011C3) and the proposed north and south elevation (ref. (20)100F).

As set out within the pre-application discussions, the effect of the changes will result in the small intensification of a single planning unit. Similarly, the proposals result in the greater retention of the existing facade and are therefore considered beneficial both to the development and the conservation area as a whole.

For ease of reference, the table below provides an overview of the approved drawings which are to be replaced/ superseded as a result of this application:

APPROVED DRAWING REFERENCE	REVISED DRAWING REFERENCE	DRAWING DESCRIPTION
(20)011C1	(20)011C3	Ground Floor Plan
(20)100E	(20)100F	Proposed North and South Elevation

It is noted that both of the approved drawings formed part of a previous non-material amendment application (ref. 2013/3922/P)

Conclusion

The effect of the changes will not alter the substance of the development from that already granted permission and are *de minimis*. As such, they fall within the non-material amendment procedure. This has been confirmed by Charles Thuaire at the Council.

I trust that the application can proceed through to approval. I will endeavour to contact you over the next few days to establish the Council's timescale for determining the application. Should you have any queries or require any additional information, please contact me or my colleague Terri-Anne Cross on 01928 785911.

Yours sincerely
FOR THE WATKIN JONES GROUP



Iain Smith BA (Hons) MTPL MRTPI
Planning Director

cc. Graham Davies/ Nick Bumby/ Rob Turner – Watkin Jones Group (email only)
Jake Walton – Carey Jones Chapman Tolcher (email only)

Enc.