

21 June 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)011C1 'Ground Floor Plan';
 - Drawing Ref. (20)018C1 'Roof Plan';
 - Drawing Ref. (20)100E 'Proposed Elevations (North and South)';
 - Drawing Ref. (20)101D 'Proposed Elevations (East and West)';
- Four copies of a Energy Report, prepared by the Carpenter Davies Partnership; and
- A cheque for £195 made payable to the 'London Borough of Camden', being the requisite application.

Description of Development and Purpose of the Application

The application is submitted with the following description of development:

'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 an altered energy strategy for the development with associated amendments to the internal layout, roof and elevations'.

The purpose of the application is to amend the energy strategy for the development from air source heat pumps, within the approved development, to combined heat and power (CHP) for hot water production and electric heating, which are a proven low carbon solution for this type of development. The Energy Report submitted with this application sets out the reasons for the proposed amendment, including 'real life' data. It demonstrates that the proposed amendment to the energy strategy will provide a lower carbon and more energy efficient system than that which formed part of the approved development. The scheme will be suitable for connection to a neighbourhood district heating system should one become available at some point in the future.

Pre-Application Discussions

The submission of the application follows pre-applications discussions with Charles Thuaire, Senior Planning Officer at the Council, on 10 June 2013. Within this discussion, it was agreed that the amendments to the energy strategy, together with any impacts that this would have on the internal layout and elevations for the building, could be undertaken in the following manner:

- To submit an application for a non-material amendment to amend the energy strategy and to seek approval for any internal layout changes or alterations to the external appearance of the building.
- To submit an application to "re-discharge" Clause 4.5 of the Section 106 Agreement (dated 11 September 2012), which relates to the details of a 'Renewable Energy and Energy Efficiency Plan'. An accompanying application to discharge Clause 4.5 is made alongside this application.

Proposed Amendment

The alteration to the energy strategy to the development will result in a small number of alterations to the development, which are described below and are illustrated on the accompanying drawings:

- The ground floor layout of the development will be amended to incorporate the CHP, which is illustrated on drawing ref. (20)011C1 'Ground Floor Plan' submitted with the application. This is highlighted on the aforementioned plan and relates to the layout of the plant rooms located on the eastern side of the courtyard.
- The roof plan for the development will be amended, which is illustrated on drawing ref. (20)018C1 'Roof Plan' submitted with the application. The amendments incorporate the removal of a plant area from the eastern link block and replacement with a brown roof. The plan also illustrates the location of flues associated with the CHP, as well as including lift overruns and automatic opening vents (AOVs).
- The northern, western and eastern elevations of the development will be amended, which is illustrated on drawing refs. (20)100E 'Proposed Elevations (North and South)' and (20)101D 'Proposed Elevations (East and West)' submitted with the application. The amendments incorporate a short length of flue located on the roof. Given the height of the building, the height of the parapet and the short length of the flue, the flue should not be seen within local views.

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 REFERENCE	DRAWING	REVISED REFERENCE	DRAWING	DRAWING DESCRIPTION
(20)011T4		(20)011C1		Ground Floor Plan
(20)008B		(20)018C1		Roof Plan
(20)100D		(20)100E		Proposed Elevations (North and South)
(20)101C		(20)101D		Proposed Elevations (East and West)

Conclusion

The proposed amendments sought by this application have been identified by the operators of the proposed development, to provide a lower carbon and more energy efficient development, as is illustrated within the Energy Report submitted with this application. A small number of amendments to the development, both within the internal layout and external appearance of the development, are required and which are considered to be *de minimis*. Pre-application discussions have been undertaken with Charles Thuaire at the Council to confirm that the proposed amendments can be encompassed within a non-material amendment application.

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/ Stephen Williams - Watkin Jones Group (email only)
Jake Walton - Carey Jones Chapman Tolcher (email only)
Pete Jeavons - Icen Projects (email only)

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