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4th March 2013

Dear Ms Beaumont,

TWYMAN HOUSE, 31-39 CAMDEN ROAD, LONDON NW1 9LR (REF: 2011/2072/P) - APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT

On behalf of our client; Taylor Wimpey (Central London), we submit an application under Section 73 of the TCPA 1990, for a number amendments to planning permission 2011/2072/P, which was granted on 24th June 2011 for:

“Redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3) at part lower ground floor level fronting canal and 111 sq.m of retail/cafe use at part ground floor level fronting Camden Road, with associated hard and soft landscaping, cycle storage and 3 x disabled car parking bays off Bonny Street, following the conversion of Pulse House and demolition of Twyman House.”

Since the application has been granted, Taylor Wimpey have acquired the site and as part of the normal design evolution, their design team have identified a number of small changes to improve the scheme. Following the advice from the Council, an application for non-material amendments was submitted and this is due to be granted in due course, subject to a Deed of Variation of the s106 (2012/6749/P). This application is now seeking the following minor-material changes to the planning permission:

1. Amendments to the layout at ground and lower-ground floor level;
2. Addition of a terrace at 3rd floor level;
3. Removal of part (f) of Condition 2; and
4. Amendments to wording of Condition 15.

1. Amendments to the layout at ground and lower-ground floor level

Discussions have been previously had with officers and it has been explained that amendments are required to the layout of south east corner of Block B to provide space for the existing Thames Water manhole. These amendments are illustrated in drawings:

- | | |
|----------------------|--|
| ■ 12387_15_01-125_C7 | General Arrangement Lower Ground Floor |
| ■ 12387_15_01-250_C7 | General Arrangement Lower Ground Floor |
| ■ 12387_15_01-500_C7 | General Arrangement Lower Ground Floor |
| ■ 12387_15_05-125_C4 | General Arrangement Ground Floor |
| ■ 12387_15_05-250_C4 | General Arrangement Ground Floor |
| ■ 12387_15_05-500_C4 | General Arrangement Ground Floor |

■ 12387_30_01-125_C1	Camden Road (East) Elevation
■ 12387_30_01-250_C1	Camden Road (East) Elevation
■ 12387_30_01-500_C1	Camden Road (East) Elevation
■ 12387_30_03-125_C1	Canal (South) Elevation
■ 12387_30_03-250_C1	Canal (South) Elevation
■ 12387_30_03-500_C1	Canal (South) Elevation

The introduction of the manhole chamber on the lower ground has resulted in blocking off one of the lower ground retail windows which faced onto the canal and has cut into a small part of the ground floor level retail unit to allow external free access to the manhole cover. This has resulted in the introduction of a free standing column in the corner of the building on the ground level and a rectangular recess where the shop windows were. An additional entry to the retail unit has also been provided to prevent the creation of the 'dead space'.

The relocation of the man-hole was the result of significant consultation with LB Camden (Conor McDonagh and Tom Little) on the retention of a London Plane Tree (T1) that was incorrectly high-lighted in the planning permission as having no affect on underground services. Taylor Wimpey underwent extensive re-design to incorporate this inaccuracy and had in depth negotiation with Thames Water. Support was also received from Cllr Naylor in recognition of this.

Access to the canal would still remain via the proposed stairs, as per the original planning permission. We therefore consider that these changes are necessary and would not have any significant impacts upon access or the character of the surrounding area, over and above those considered for the original application.

The revised drawings submitted should now be considered to supersede the relevant drawings in Condition 22 of permission 2011/2072/P (listed at the end of this letter).

2. Addition of a terrace at 3rd floor level

The design team have identified an opportunity to incorporate some further amenity space on the roof of Block A. This terrace would be for the private use associated with unit 23 and would be accessed from the living space of this flat.

The terrace would be set back from the northern edge of Block A and will be screened from the rest of the roof with glass/metal balustrades for safety reasons and to visually screen the terrace.

The seating space provided in the north corner has been incorporated due to a structural cross beam that runs across the terrace. The seating will be approximately 300mm high (marked with a dotted line on the drawing) and will incorporate a 1100mm high balustrade. The amendments are illustrated in the following drawings:

■ 12387_15_05_125_C4	General Arrangement Third Floor
■ 12387_15_05_250_C4	General Arrangement Third Floor
■ 12387_15_05_500_C4	General Arrangement Third Floor
■ 12387_15_09_125_C4	General Arrangement Roof
■ 12387_15_09_250_C4	General Arrangement Roof
■ 12387_15_09_500_C4	General Arrangement Roof
■ 12387_30_03_125_C1	Canal (South) Elevation
■ 12387_30_03_250_C1	Canal (South) Elevation
■ 12387_30_03_500_C1	Canal (South) Elevation
■ 12387_30_10_125_C1	Court Yard (North) Elevation North Elevation Block C
■ 12387_30_10_250_C1	Court Yard (North) Elevation North Elevation Block C
■ 12387_30_10_500_C1	Court Yard (North) Elevation North Elevation Block C

The drawings demonstrates that the addition of the terrace would not have an adverse impact and due to its set-back and incorporation of screenings, would not cause any overlooking or other adverse affects on the amenity of future occupiers or existing neighbours. It would deliver additional benefits by increasing the level of private amenity available to occupiers of this unit.

Policy D26 seeks to manage the impact of development on occupiers and neighbours and also encourages the provision of outdoor space for private or communal amenity space, wherever practical. The addition of this roof terrace therefore meets the requirements of Policy D26.

Furthermore, the terrace screening would be in keeping with the other balconies proposed for the development in terms of materials and design and would therefore not have an adverse design impact and would preserve the character of the surrounding conservation area. This therefore meets Policy DP25.

The revised drawings submitted should now be considered to supersede the relevant drawings in Condition 22 of permission 2011/2072/P (listed at the end of this letter).

3. Removal of part (f) of Condition 2

Condition 2 of planning permission 2011/2072/P states:

“Detailed drawings and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door including shopfronts at a scale of 1:10 with typical glazing bar details at 1:1.*
- b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.*
- c) Details elevations and section showing typical facing brick arrangement including expansion joints vertical and horizontal banding;*
- d) Samples and manufacturer's details of new facing materials including brickwork, windows and door frames, glazing, balconies, all boundary treatments, balustrades, perforated metal ventilation panels and fins, timber cladding and shutter and glazed tiles and any other facing materials.*
- e) A sample panel of brickwork no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.*
- f) Samples of any proposed canalside security shutters.*

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved, and implemented in accordance with any such approval.”

We are seeking to amend this condition by removing part (f), which relates to samples of any proposed canalside security shutters. We understand that this part of the Condition was requested by British Waterways.

The original permission did not propose to include any security shutters as these would be incorporated at the specification of the end users. As such this is not an element of the scheme of which details can be provided and therefore should not form part of this condition.

4. Amendments to the wording of Condition 15

Condition 15 of planning permission 2011/2072/P states:

“Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light

spillage to the canal and towpath from the commercial unit) shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter."

We are seeking to amend this condition and make it a pre-occupation condition, rather than pre-commencement. We understand that this part of the Condition was again requested by British Waterways.

The original proposals do not propose to include any external lighting. Any external lighting would be incorporated at the specification of the end users. As such this is not an element of the scheme which details can be provided and therefore should not be a pre-commencement condition. We propose the new condition should read as follows:

"Prior to occupation of the relevant part of the development hereby approved, details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage to the canal and towpath from the commercial unit) shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter."

Summary

Following advice from the Council, we are submitting a Section 73 planning application for the minor-material amendments that have been detailed in this letter, in respect of planning permission 2011/2072/P.

The drawings that have been submitted with this application should supersede those stated in Condition 22 of permission 2011/2072/P. It should be noted that a Non-Material Amendment application (2012/6749/P) was submitted on 12th December 2012 on behalf of Taylor Wimpey and has been recommended for approval, subject to a Deed of Variation to the s106 Agreement of the original application (2011/2072/P). That application also sought to amend a number of drawings listed in Condition 22 and the drawings submitted with this application, have included those amendments.

Enclosed on a CD in support of this application are:

- Application forms;
- Approved drawings by Squire & Partners, including;
 - P_LG_G200_001_B Proposed Lower Ground Floor Plan
 - P_LG_G200_002_B Proposed Lower Ground Floor Plan
 - P_LG_G200_003_B Proposed Lower Ground Floor Plan
 - P_00_G200_001_B Proposed Ground Floor Plan
 - P_00_G200_002_B Proposed Ground Floor Plan
 - P_00_G200_003_B Proposed Ground Floor Plan
 - P_03_G200_001_A Proposed Third Floor Plan
 - P_03_G200_002_A Proposed Third Floor Plan
 - P_03_G200_003_A Proposed Third Floor Plan
 - P_RF_G200_001_B Proposed Roof Plan
 - P_RF_G200_002_B Proposed Roof Plan
 - P_RF_G200_003_B Proposed Roof Plan
 - E_S_G200_001_C Proposed Elevation South
 - E_S_G200_002_C Proposed Elevation South
 - E_S_G200_003_C Proposed Elevation South
 - E_E_G200_001_B Proposed Elevation East
 - E_E_G200_002_B Proposed Elevation East
 - E_E_G200_003_B Proposed Elevation East

- E_N_G200_001_B Proposed Elevation North
- E_N_G200_002_B Proposed Elevation North
- E_N_G200_003_B Proposed Elevation North
- Revised drawings by Sprunt to supersede approved, including;
 - 12387_15_01-125_C7 General Arrangement Lower Ground Floor
 - 12387_15_01-250_C7 General Arrangement Lower Ground Floor
 - 12387_15_01-500_C7 General Arrangement Lower Ground Floor
 - 12387_15_05-125_C4 General Arrangement Ground Floor
 - 12387_15_05-250_C4 General Arrangement Ground Floor
 - 12387_15_05-500_C4 General Arrangement Ground Floor
 - 12387_15_05_125_C4 General Arrangement Third Floor
 - 12387_15_05_250_C4 General Arrangement Third Floor
 - 12387_15_05_500_C4 General Arrangement Third Floor
 - 12387_15_09_125_C4 General Arrangement Roof
 - 12387_15_09_250_C4 General Arrangement Roof
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 - 12387_30_03-500_C1 Canal (South) Elevation
 - 12387_30_03_125_C1 Canal (South) Elevation
 - 12387_30_03_250_C1 Canal (South) Elevation
 - 12387_30_03_500_C1 Canal (South) Elevation
 - 12387_30_10_125_C1 Court Yard (North) Elevation North Elevation Block C
 - 12387_30_10_250_C1 Court Yard (North) Elevation North Elevation Block C
 - 12387_30_10_500_C1 Court Yard (North) Elevation North Elevation Block C
- An application fee of £195 made payable to London Borough of Camden is also attached with this letter.

In summary, either viewed individually or collectively, it is considered that the proposals are minor. They are the typical ones we would expect in the detailed design of the building, post the grant of planning permission and have simply arisen from the design being refined as the construction details drawn up. These changes will not have any significant impact over and above those considered as part of the existing planning permission.

I trust that the enclosed is in order and look forward to receiving confirmation that the application has been validated and is moving forward to an early determination.

Yours sincerely,



NICK GRANT
SENIOR PLANNER