

Reference: 12172/L0015SR

21st January 2013



Planning

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Dear Elizabeth,

Planning Permission 2011/4292/P at 15-17 Macklin Street, Camden – Proposed Minor Material Amendments

Following the approval of planning application 2011/4292/P, our client Durley Investment Corporation has found it necessary to introduce some minor amendments to the scheme. These amendments all involve revisions to the roof and include for a lift overrun, a smoke vent hatch and some additional ductwork. As agreed in pre-application correspondence, the proposed works require the variation of Condition 11 (Approved Plans) under the original planning permission. This application has been submitted via the Planning Portal (Ref: PP-02413629) and includes the following documents:

- Planning Application Forms
- Planning Fee £195
- Revised Design and Access Statement (Ref 130117)
- Noise Report (Ref: 11048-R02-D)

Approved Plans under Planning Permission 2011/4292/P:

- Roof Plan as proposed (Ref: A205/F)
- Proposed South Elevation (Ref: A400/H)
- East Elevation as proposed (Ref: A401/D)
- North Elevation as proposed (Ref: A402/F)
- Proposed section A-A (Ref: A500)
- Proposed section B-B (Ref: A501-B)
- Section E-E as proposed (A504)
- Macklin Street Proposed Street Elevation (A405/B)

Revised Plans showing amendments to the scheme:

- Roof Plan as proposed (Ref: A205/G)
- Proposed South Elevation (Ref: A400/1)
- East Elevations as proposed (Ref: A401/E)
- North Elevation as proposed (Ref: A402/G)
- Proposed Section A-A (Ref:A500/A)
- Proposed Section B-B (Ref: A501/C)
- Section E-E as proposed (Ref: A504/A)
- Macklin Street, Proposed Street Elevation (Ref: A405/C)

Condition 11: Approved Plans

The proposed additions are shown on the attached plans and replace the approved plans as listed above. These additions at roof level include for a lift overrun, a smoke vent hatch and some additional ductwork boxed in with plywood.

The lift overrun, is to be located in front of the plant enclosure, sited in the centre where it is least visible from street level. It is considerably lower than the plant enclosure itself. This element is to be built of brick as it is situated at the end of the parapet wall.

A low level housing for two ducts running at roof level is proposed at the north west side of the lift overrun. In order to make this housing visually unobtrusive it will be finished in the same material as the roof finish, minimising its visual appearance to neighbouring buildings.

A small smoke vent is to be situated between the roof duct housing, the plant enclosure and party wall which does not extend above the existing parapet line.

Further details of the proposed roof plant additions can be found within the Design and Access Statement within the Planning Application package. A Noise Assessment has also been included within the package to assess the impact of the minor alterations. However, no new noise generating equipment has been added, and as these items are outside of the plant enclosure and behind the solid portion of the perimeter screen, the revisions will not affect the noise levels.

Community Infrastructure Levy Regulations

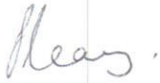
Following CIL amendment regulations which came into force on 29th November 2012, a Section 73 consent will only trigger CIL for any additional liability it introduces to the development (such as increased floorspace). As these additions at Macklin Street will not add to the floorspace, further CIL payments are not required. A Community Infrastructure Levy Additional Information Requirement Form has been attached to illustrate that these additions to the scheme do not require further CIL payments.

The correct planning fee of £195 has been enclosed.

I trust that you have sufficient information to validate this application. However, if you require any

further information, please do not hesitate to contact my colleague Bob Robinson or myself.

Yours sincerely



Sophie Reay

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