

# MOSELEY & WEBB

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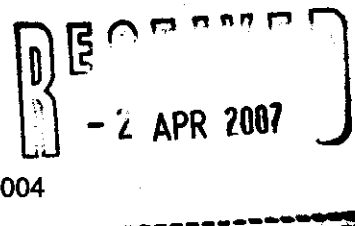
Dear Mr Bowie,

## **Certificate of Lawfulness for Proposed Use or Development at St Giles Court, 1-13 St Giles High Street, WC2**

As agreed at our meeting on 15 December 2006, we enclose an application for Certificate of Lawfulness for Proposed Use or Development (CLOPUD) seeking the Council's confirmation that the proposed changes of a minor nature to the approved scheme for St Giles Court (application reference 2005/0259/P) do not involve development which would require an application for planning permission.

The application comprises 5 of the following:

- This covering letter
- CLOPUD Application Form, duly completed
- Cheque for CLOPUD application fee of £132.50
- Ordnance Survey Plan showing the boundary of the application site
- Updated site plan prepared by Renzo Piano Building Workshop
- Application drawings numbered RP-BM-SC-LM-21001, 21002, 21003, 21004
- Daylight and Sunlight Analysis, prepared by Gordon Ingram Associates



As discussed at our meeting, the amendments have arisen as a result of some minor changes to the ceiling heights within both the market and affordable housing residential unit blocks. This has increased the overall height of each block by 300mm and 480mm respectively. In addition, the residential blocks have been shifted approximately 500mm to the east as a result of more accurate survey information. These minor amendments are shown on the accompanying drawings including, as agreed, all four elevations highlighting the slight height adjustment of the new façade in comparison to that granted planning permission (note: the approved building is shown as a red outline).

We also provide an analysis report prepared by Gordon Ingram Associates assessing the potential effects to existing residential properties nearby. The analysis shows the proposed amendments will have negligible effect on those properties, thus not departing from that previously considered acceptable.

When one considers the totality of the changes proposed in the context of a development of this considerable size, the applicant does not consider that the proposed changes to the permitted scheme



are so material as to amount to development requiring an application for planning permission and that they can be viewed as immaterial amendments to the permitted scheme and therefore lawful. This was discussed and agreed at our meeting on 15 December 2006.

On that basis, the applicant invites the Council to issue a Certificate of Lawfulness under section 192 of the Town and Country Planning Act 1990 in the following terms:

"That the proposed changes to St Giles Court shown on the attached drawings numbered RP-BM-SC-LM-21001, 21002, 21003, 21004 and the updated site plan dated 7 March 2007 would, if implemented, fall within the scope of planning permission reference number 2005/0259/P granted by the London Borough of Camden on 4 October 2006 and do not therefore amount to development requiring planning permission."

Please do not hesitate to contact Paul Vivian or myself if you require any further information.

Yours faithfully,

*Moxley & Webb*

**MOSELEY & WEBB**