

JHM/DP2845

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Dear Conor,

**73 CHARLOTTE STREET, W1T  
APPLICATION FOR NON-MATERIAL AMENDMENTS TO PERMISSION 2012/2045/P  
UNDER S96A OF THE TOWN AND COUNTRY PLANNING ACT 1990**

On behalf of Derwent London, we write to submit a S96A application to make non-material amendments to permission 2012/2045/P.

The following documents are enclosed: -

- Four copies of consented and proposed planning drawings produced by DSDHA/Veretec;
- Four copies of the consented and proposed drawing issue sheets;
- A cheque in the sum of £195.00 made payable to the London Borough of Camden.

Planning permission was granted on 12 December 2012 under reference 2012/2045/P for:

*'Erection of a part 3/4/5 & 6 storey building plus basement level for a mixed use development comprising of 11 residential units (Class C3) and 253sqm of office (Class B1) floorspace at part basement and ground floor level, following demolition of existing buildings at 73-75 Charlotte Street & 34-38 Tottenham Street and 4 Tottenham Mews.'*

This application follows two previous non material amendment applications, which were granted permission on 16<sup>th</sup> September 2013 (ref: 2013/5207/P) and on 10<sup>th</sup> January 2014 (ref: 2013/6803/P). This non-material amendment application seeks a number of additional minor design changes that have been incorporated as a result of detailed design development.

The following is a summary of the minor design changes proposed:

**Amendments to the smoke ventilation strategy**

Following party wall negotiations with the owners of the neighbouring property at 77-79 Charlotte Street, it has been agreed to omit the 5 windows that overlook the lightwell adjacent to this property. These windows are not visible from the street and were intended to provide natural daylight to the communal stairwell. The 5 windows functioned as automatically-opening vents and so the smoke ventilation strategy has also been amended slightly. A smoke ventilation riser



is now included within the existing riser, terminating at fourth floor roof level adjacent to the lift overrun.

#### **Amendment to the layout of the 4th floor residential unit**

During design development, a more suitable layout has been provided which will not result in a visible difference to the external appearance of the building, or any change to the overall floor space within this unit. The 4th floor entrance sequence has been reconfigured to reduce the extent of the lift lobby. The lobbied area now separates the living and kitchen areas from the entrance stair, bedrooms and WC. There is still space for the home office and the secondary reception room in the fifth floor pavilion now becomes bedroom 3.

#### **Relocation of one of the 4th floor pavilion roof lights**

Following a review of the access and maintenance strategy with the CDM Coordinator, the location of the small roof light (visible on the northwest elevation) was identified as a potential risk due to cleaning and access difficulties. This roof light has been relocated to the Tottenham Mews elevation, where it can be accessed directly from the green roof area.

It is our view that the above changes are non-material and can be dealt with under S96A. We trust the enclosed is sufficient to enable this application to be validated and determined, however, please contact Jonathan Marginson at this office if you would like to discuss further.

Yours sincerely,

**Jonathan Marginson**  
**Director**  
**DP9 Ltd**

enc.