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8th September 2014

Dear Mr Markwell

**AGAR GROVE ESTATE
APPLICATION FOR NON-MATERIAL MINOR AMENDMENT TO PLANNING PERMISSION
REF:2013/8088/P**

Further to our recent discussions, on behalf of our client, the London Borough of Camden Housing and Adult Social Care Department (HASC), we hereby enclose an application for approval of non-material minor amendments to planning permission ref: 2013/8088/P.

Planning permission was granted by the Council in August 2014 for redevelopment comprising:

“Demolition of all existing buildings and structures except Lulworth House and Agar Children’s Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House (extending from 18 to 20 storeys in total) to provide a total of 493 Class C3 residential units, comprising 240 market, 37 intermediate and 216 social rent units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units; refuse and recycling facilities; car and cycle parking facilities; landscaping / amenity space; and associated works”.

In response to detailed design considerations which have arisen post-planning it is necessary to make a number of minor amendments to the approved scheme as set out in the enclosed documents which comprise:

- (i) Amended drawing pack – Hawkins Brown elements (Plot A)
- (ii) Summary of proposed changes - Hawkins Brown elements (Plot A)
- (iii) Summary of approved, amended and consolidated drawings – Hawkins Brown elements
- (iv) Amended drawing pack – MAE elements (Plots F, G and H)
- (v) Summary of proposed changes - MAE elements (Plots F, G and H)
- (vi) Summary of approved, amended and consolidated drawings – MAE elements

Section 96A of the 1990 Act (as amended) allows a local planning authority to make a change to a planning permission if it is satisfied that the change is not material. There is no statutory definition of 'non-material' and so it is necessary for the local planning authority to be satisfied that the changes are non-material which will depend on the effects of the amendment bearing in mind its context.

In this instance it is considered that the proposed amendments are non-material for the following reasons:

- The amendments would not give rise to any increase in unit numbers or the occupational capacity of the development
- The external changes primarily relate to elevations within the development (ie. away from the site boundary)
- The amendments would not give rise to any additional planning considerations that were not taken into account at the time of the original decisions.

We consider that the proposed changes are non-material in nature and trust that the Council is able to accept the enclosed drawings as amendments to the current planning permission.

We trust the enclosed application is in order, however, please do not hesitate to contact me should you have any queries.

Yours sincerely



Charles Moran
CMA Planning

Enc. As above