

Address:	Maiden Lane Estate Maiden Lane London NW1 9UJ		11
Application Number:	2013/8294/P	Officer: Neil McDonald	
Ward:	Cantelowes		
Date Received:	24/12/2013		
Proposal: Variation of condition 2 (approved drawings) for the provision of an additional floor at basement level to blocks F&G together with internal reconfiguration to create 8 additional residential units; the closing of the gap between adjacent blocks F & G; and the merging of the setback top floors (6th floor level) of adjoining blocks A & B, to planning permission 2012/5552/P granted on 22/03/2013 (redevelopment of eastern part of Maiden Lane estate to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 residential units).			
Drawing Numbers: Superseded drawings: (prefix AA1692-2-1-) 1103 rev A, 1105, 1106, 1122, 1125, 1126, 1030, 1031; (prefix AL1962-2-1-) 4207, 4208, 4302, 4304; Accommodation schedule dated 16/01/2013. Drawings for approval: (prefix AA1692C-2-1-) 2103, 2105, 2106, 2122, 2125, 2126, 2030, 2031; (prefix AL1962-2-1-) 5207, 5208, 5302, 5304; Accommodation schedule dated 01.10.2013. Supporting documents: Basement Impact Assessment by WSP dated 10/12/2013, Affordable Housing Statement by CBRE dated Dec 2013, Daylight and sunlight report Addendum by PRP dated 11/10/2013.			
RECOMMENDATION SUMMARY: GRANT VARIATION OF CONDITION (MINOR MATERIAL AMENDMENT)			
Applicant:		Agent:	
Mr Robert Pert Argyle Street London WC1H 8NJ		CBRE CBRE Henrietta House Henrietta Place London W1G 0NB	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA)
As approved	C3 social rented		7,615 m ² (31%)
	C3 intermediate		5,048 m ² (21%)
	C3 private sale		11,741 m ² (48%)
	TOTAL		24,404 m²

Proposed	<i>C3 social rented</i> <i>C3 intermediate</i> <i>C3 private sale</i> TOTAL INCREASE (ALL TENURES)	8,066 m ² (32%) 5,051 m ² (20.5%) 11,862 m ² (47.5%) 24,979 m² 475 m²
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Residential Use Details:									
	Residential Type	No. of Bedrooms per Unit							Sub Totals
		1	2	3	4	5	6	7	
As approved	<i>Social rented</i>	19	24	20	8				71
	<i>Intermediate</i>	24	21	8					53
	<i>Private sale</i>	56	80	5					141
									TOTAL = 265
Proposed	<i>Social rented</i>	18	20	28	8				74
	<i>Intermediate</i>	20	29	3					52
	<i>Private sale</i>	61	80	6					147
									TOTAL = 273

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
As approved	0	6
Proposed	0	6

OFFICERS' REPORT

Reason for Referral to Committee: This application is reported to the Development Control Committee as it involves the creation of more than 5 residential units [Clause 5(iii)].

1. THE SITE

- 1.1 The site comprises the eastern portion of the Maiden Lane Estate, a predominantly residential local authority owned estate which lies on the western side of York Way and to the northern side of the railway tracks across which it faces the site of Kings Cross Central. The site is now cleared of buildings but formerly consisted of two residential blocks and an industrial estate. Proposals were approved in March 2013 for a housing-led mixed use redevelopment as part of the Council's Community Investment Programme. The site is not in a conservation area and does not include any listed buildings.

2. THE PROPOSAL

- 2.1 The application proposes minor material amendments to the scheme granted planning permission in early 2013. The changes primarily affect blocks F and G which are contiguous blocks for affordable rent aligned along the east side of Broadfield Lane, and also the top floor east elevation of block B which is for private sale and intermediate shared ownership located at the southern end of Broadfield Lane overlooking the railway line.
- 2.2 The amendments have arisen as a result of opportunities being identified at the tender stage to a) effect an increase in the number of residential units in the scheme –particularly the affordable units; and b) address a weakness in part of the design which would have left narrow gaps between adjacent buildings, or parts of buildings, which would be difficult to maintain.
- 2.3 In summary the proposed changes are to:
- Extend affordable blocks F and G down to lower ground level by a basement extension to enable the reconfiguration of the blocks to provide 8 additional homes
 - Enclose the gap between the set back 5th floor level of block B and the adjacent tower block A and creation of larger room sizes for the relevant unit of block B
 - Enclose the gap between the adjacent blocks F and G and reconfiguration of the units to suit
 - Review of the scheme tenure mix to maintain an overall 50:50 affordable/private split and respond to the opportunity for an increased number of larger unit sizes in the affordable mix
- 2.4 As a consequence of the additional floorspace and increased number of units the accommodation mix would be altered and total number of units increased from 265 to 273. This would have an impact on some of the financial contributions due as part of the planning obligations secured under the conditions / Shadow Section 106 agreement for the scheme. These aspects are discussed in further detail in the report assessment below.

3. RELEVANT HISTORY

- 3.1 2012/5552/P – Permission granted on 22/03/2013 for redevelopment of the eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane (Class C3 residential use) and the North Western Industrial Estate (Classes B1c/B8) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 units of class C3 residential (141 market / 71 social rented / 53 intermediate flats), mixed employment/retail/food and drink/community uses at ground floor level (classes B1/A1/A3/A4/D1) and a new energy centre, together with cycle parking and increased and improved areas of public realm and landscaping.

- 3.2 On 26/02/2014 details were approved (reference 2013/5353/P) discharging all pre-commencement conditions, namely condition nos. 3, 7, 11, 12, 13, 22, 24, 25, 26, 30, 33, 35, 36, 37, 38, 39 (pre-commencement stage only), 44, 45 and 48 of permission 2012/5552/P.
- 3.3 As of the date of this application conditions 4 (parts a – h relating to various details of the elevations and landscaping), 5 (sample panel of materials), 15 (ventilation details), 27 (bird and bat boxes), 28 (green and brown roofs), 34 (employment space plan), 39 (post-completion CfSH certificate), 40 (BREEAM statement for the commercial units), 42 (residential travel plan), 43 (workplace travel plan), 46 (electric vehicle charging points), 47 (car club bays), 49 (health care facilities engagement), 50 (community facilities contribution), 51 (travel plan contribution), 52 (bus capacity contribution), 53 (legible London contribution), 54 (London cycle hire contribution), 55 (Bus stop contribution), 56 (highway works contribution), 57 (education contribution) of planning permission 2012/5552/P granted on 22/03/2013 are outstanding and require details to be submitted and approved.

4. CONSULTATIONS

Statutory Consultees

- 4.1 None required

Conservation Area Advisory Committee

- 4.2 Not applicable

Local Groups

- 4.3 Letters sent to Maiden Lane Community Centre and Maiden Lane Tenants Association both of whom had submitted comments on the original application (2012/5552/P) giving 3 weeks for comments expiring 11/02/2014. No representations were received.

Adjoining Occupiers

	Original
<i>Number of letters sent</i>	0
<i>Total number of responses received</i>	0
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 4.4 No adjoining occupier notification letters were sent but 3 site notices were displayed; 2 on Broadfield Lane in front of the site of blocks F & G which would incorporate the proposed basement; and 1 posted close to the Maiden Lane Community Centre. These gave a 3 week period for comments expiring on 21/03/2014. No responses have been received.

5. **POLICIES**

- 5.1 Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

LDF Core Strategy and Development Policies adopted 8th November 2010

CS1 Distribution of growth

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS18 Dealing with waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

DP2 Making full use of Camden's capacity for housing

DP3 Contributions to the supply of affordable housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair housing

DP15 Community and leisure uses

DP16 Transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP28 Noise and vibration

DP29 Improving access

DP31 Provision of, and improvements to, public open space and outdoor sport and recreation facilities

5.2 **Supplementary Planning Policies**

Camden Planning Guidance (CPG) 2011 & 2013

- CPG4 Basements
- CPG 8 Planning obligations

5.3 **London Plan July 2011**

5.4 **National Planning Policy Framework**

6. **ASSESSMENT**

- 6.1 The main issues to be considered are limited to the changes to the scheme already approved and the specific matters raised by these, namely:

- Land use policy principles concerned with the provision of the additional units
- Housing policy (mix and quality and affordable housing)
- Design quality and townscape effects from the infilling of the gaps proposed
- Basement impact
- Section 106 contributions and CIL

Principle of additional floorspace

- 6.2 The application proposes additional floorspace in the form of an added basement and to a lesser extent the infilling between adjacent parts of blocks. The additional floorspace totals 475sqm and enables the creation of 8 extra units increasing the total from 265 to 273.
- 6.3 Camden's Core Strategy policies CS1 and CS4 provide for growth by seeking to locate this within the most suitable locations including as part of identified estate regeneration programmes. CS6 and DP2 link into this by seeking to maximise opportunities to add to Camden's supply of housing and affordable housing. The principle of providing more housing floorspace as part of the regeneration of Maiden Lane is thus supported by these policies subject to other policies which deal with relevant aspects such as design, environment and amenity.
- 6.4 Whilst it is noted that the approved scheme density of 492 habitable rooms per hectare would already exceed the London Plan's guideline range of 200-450hr/ha for such "urban locations" of PTAL 2-3, the proposed addition of 8 units would increase this to 511 hr/ha which is a relatively marginal amount. Furthermore, there would still be ample open space both present within the existing estate and proposed as part of the development to more than meet the needs of residents. This is demonstrated by comparing the two tables below being the open space provision and that required in line with the calculation methodology set out in CPG6 (Amenity). It can be seen that the new open space requirement counting the proposed amendment continues to be far exceeded by the amount of provision available.

Open space provision:

Approved open space in the development	Existing open space on remainder of estate
6643 sqm	11,893 sqm

Open space required:

Open space requirement for approved scheme	Open space requirement for remainder of estate
4,413 sqm	7,174 sqm

Open space requirement including the proposed amendment	
4,555 sqm	

- 6.5 London plan policy 3.4 sets out a range of considerations for assessing whether proposals would optimise the site: including local context, design and transport capacity as well as social infrastructure, open space and play. The generous open space provision combined with the proximity to amenities within the Kings Cross Central development as well as the community and employment provision within the site itself is considered to justify the increased density in this case.
- 6.6 The amended scheme can therefore be considered to further the optimised use of the site in accordance with policies CS1, CS4, CS6 and DP2.

Housing mix

- 6.7 Blocks F and G currently comprise four storeys of accommodation from ground to third floor with a duplex 3-bedroom units on the lower two levels. Due to the sloping site upwards from York Way the rear gardens to blocks F and G are situated approximately a storey height above blocks D and E. The proposal introduces a new lower ground level to blocks F and G by excavating further into the slope so that the new lower level of blocks F and G aligns generally with the ground level of blocks D and E and their rear amenity space. As well as providing an additional level of accommodation this also eliminates the need for a retaining wall to address the level change between the rear gardens of blocks F and G and the amenity space to the rear of block D and E.
- 6.8 The resulting new level of accommodation enables the creation of 8 additional units at first floor level by shifting the duplex units down to lower ground and ground level. This does not alter the height of blocks D and E as approved.
- 6.9 The 8 duplex units approved at ground and first floor are transposed to ground and lower ground levels and enables the introduction of an additional level of accommodation above which replicates the 10-unit layout of the remainder of the upper floors. However the altered internal layout has the effect of displacing two x 1 bedroom units formerly situated at first floor level in the spaces above the former bin and cycle stores location. This would therefore result in a net uplift of 8 units for the scheme.
- 6.10 The joining of the two blocks affords more scope to review the unit mix in these blocks which is altered in favour of larger unit types. This has also resulted in the ability to provide 4 of the additional flats as fully wheelchair accessible. The changes in the unit mix of blocks F & G are set out in the table below:

Approved Blocks F & G	Proposed Blocks F & G
8 x 1bed 2person units (50sqm)	8 x 1bed 2person units (50sqm)
12 x 2b3p WCh units (73sqm & 77sqm)	16 x 2b3p WCh units (73 sqm & 77sqm)

12 x 2b4p units (75 sqm)	16 x 2b4p units (79sqm & 81.5sqm)
8 x 4b6p duplex units (123 sqm)	8 x 4b6p duplex units (123sqm & 145sqm)
Total units = 40 (incl. 12 WCh)	Total units = 48 (incl. 16 WCh)

- 6.11 In terms of car parking for the additional wheelchair units, the revised scheme has succeeded in accommodating one additional wheelchair parking space on Broadfield Lane. Whilst this would fall short of TfL's 1:1 parking standard for new wheelchair housing, the units are justified in that Housing and Adult Social Care's experience is that not all households with wheelchair users are likely to have a car. Furthermore these additional wheelchair units are over and above the minimum 10% policy DP6 requirement for wheelchair housing so are considered to provide additional flexibility for wheelchair users within the scheme that would not otherwise be available.

Wider mix

- 6.12 Following on from the reconfigurations and additional floorspace in blocks F and G, the applicant is also proposing a wider review of the scheme tenure mix. This is in order to maintain an overall 50:50 affordable/private split and respond to the opportunity for an increased number of larger unit sizes in the affordable mix. The changes in tenure mix affect nearly every block in the development and are summarised as follows:

Block A – increased proportion of intermediate units

Block B – becomes mixed market and intermediate (previously all market)

Block C – becomes mixed market and intermediate (previously all intermediate)

Blocks D and E – first floors become intermediate (previously all market)

Block F – no change (remains all social rented)

Block G - becomes mixed social rented and intermediate (previously all social rented)

Block H – becomes all social rented (previously mixed social rented and intermediate)

Block I – no change (remains all social rented)

- 6.13 Key changes in association with the above are:
- 6 social rented 2b3p wheelchair units would become intermediate tenure
 - 8 large family size 3b5p units previously intended for intermediate tenure would become social rented
 - Increased proportion of smaller sized 1 and 2-bed market units at the expense of some larger 2-bed 4 person units, although the number of family sized (3b4p) units in private tenure would increase from 5 units to 6.
 - Increased proportion of medium-larger sized (2b4p and 3b4p) units within the intermediate tenure

- 6.14 A comprehensive breakdown of the unit mix as proposed, compared with that already approved is set out for comparison purposes in the tables at the beginning of this report along with the respective floorspace totals. It can be seen that there is an overall slight increase in the social rented tenure in percentage floorspace terms, accompanied by a marginal decrease in the intermediate and private tenures. In all tenures there is an absolute increase in both floorspace and unit numbers. However of more notable significance is the increased emphasis on larger sized family accommodation in the social rented tenure in particular which addresses a priority need in the Borough and is therefore welcomed.

Quality of accommodation

- 6.15 The general layout of blocks F and G remains very similar to the approved scheme, with a slight increase in size in some unit types which is to be welcomed. All the units would continue to meet or exceed both the London Plan and Camden Planning Guidance minimum unit sizes.
- 6.16 The rearrangement of the ground floor maisonettes has resulted in the living space being relocated to the basement however a dining space is provided which would be adequate for Lifetime homes. The reconfigured units on the floors above also continue to comply with lifetime homes criteria.
- 6.17 The changes at the lower levels have also resulted in redesigned refuse and cycle parking facilities. Cycle parking is now proposed to be located at lower ground level rather than ground floor as approved, while waste and recycling storage remains at ground floor level for ease of collection. Both facilities are more generously accommodated. The location of the bike stores in the basement is considered acceptable in this instance due to the lift access. This is in the form of two lifts per core, each of 1.75m x 1.75m which is considered to be adequate to serve the respective cycle stores which each accommodate 44 cycles for the 24 flats in each block.
- 6.18 A daylight and sunlight assessment has been submitted by the applicant which shows that all habitable rooms within the units continue to meet the BRE minimum criteria for average daylight factor (ADF).
- 6.19 In terms of impact on the light reaching existing neighbouring dwellings, or any other amenity impacts there would be very little if any affects since the building envelope remains identical save for the infilled gap between the two blocks.
- 6.20 As regards the infill proposed at fifth floor level between blocks A and B, this has very minimal impact on the internal layout other than to afford a slight increase in floorspace. This has enabled the enlargement of the 2b3p unit at this level by 12sqm which now becomes a 2b4p unit.

Design

- 6.21 The external changes proposed relate to the introduction of the front basement lightwell to the Broadfield Lane frontage of blocks F and G; the infilling between

these two blocks and the infilling at 5th floor level between block B and the adjacent facade of block A.

- 6.22 Of these changes the most significant could be considered to be the infill between blocks F and G which conjoins these blocks which were originally intended to appear as separate elements in line with the built pattern of the existing Maiden Lane estate. However the 1.5m gap would serve very little useful function other than as a visual feature but would require maintenance of the external walls and add to the construction costs. The proposed solution to infill this retaining a 0.4m shadow gap would still convey a sense of separation between the blocks while affording useful additional floorspace. The proposed cladding of this section in a neutral metallic black paint finish complements the approved pallet of materials and helps add to the sense of separation between the two blocks.
- 6.23 Overall the conjoining of blocks F and G is considered to have a minor impact on the design concept of the scheme and is acceptable. The basement lightwell and small infilled section at the upper level of block B are considered to have a negligible effect on appearance and are also considered acceptable.

Basement impact

- 6.24 A basement impact study by RSA Geotechnics Limited was submitted with the original application relating to the single level basements proposed in blocks A, B and C. The conclusions of the screening process were that slope stability was not a significant issue and the majority of structures could be supported on piled foundations which will require supplementary boreholes to take account of the risk of sink and swell of the London Clay. Whilst ground or surface water was similarly found to not be an issue, there was found to be perched groundwater. This was subject to a scoping assessment recommending exploratory holes over time to inform appropriate drainage/waterproofing measures for the basement accommodation at the design stage.
- 6.25 The currently submitted basement impact study by WSP assesses the results of the borehole investigations undertaken to date. Groundwater monitoring standpipes were also installed as part of the investigations. Perched ground water strikes were detected within made ground but none within the London Clay with the exception of a seepage within the claystone band. Based on these results a review of the screening process has been undertaken, which finds that there are no potential significant impacts for the proposed basements under Blocks A-C and that no further assessment is required.
- 6.26 The applicant has not specifically addressed the proposed excavations for blocks F & G in their submitted basement assessment. This is on account of the sloping nature of the ground around the site meaning that the area of construction would only retain soil on three sides making it not considered to require a basement impact assessment for the purposes of Camden's Basement Guidance CPG4. Due to the findings on the adjacent borehole investigations for blocks A, B and C, and in view of the site not being within any area noted for slope stability, ground water or surface water flooding issues, officers consider it justified in this case to accept that

the proposed basement works will not be likely to result in any harm to the built or natural environment or local amenity.

Shadow Section 106 agreement and conditions

- 6.27 A variation to the shadow S106 agreement is required in respect of the following aspects:
- Changes in the plan numbers
 - Affordable housing clause varied to reflect the amended mix
 - Community facilities contribution of an additional £14,000 calculated pro-rata in line with the number of additional units created
 - Bus capacity contribution of an additional £13,500 calculated pro-rata in line with the number of additional units created
 - Education contribution of an additional £6,322.00 to reflect the addition of 1 extra 3 bedroom unit in the market tenure mix
- 6.28 Other than the condition confirming the approved drawing numbers which it is applied to be amended, the only other of the 58 conditions affected would be condition 23 which refers to the 6 accessible parking spaces shown on the plans being provided. This should be amended to reflect the amendment to 7 accessible parking spaces.

7. CONCLUSION

- 7.1 The proposed changes to the blocks F, G, and B are considered minor in the context of the wider Maiden Lane regeneration scheme approved in 2013. Similarly the changes to the scheme tenure mix overall do not raise any significant issues other than to bring about a welcome addition of larger sized units and wheelchair accessible units in the social rented and intermediate affordable tenure types in particular. In this respect the proposed changes are to be welcomed in bringing forward an increase in affordable accommodation for families and households with special needs for which there is a particular demand in the Borough.
- 7.2 Furthermore the external aspects to these changes will have minimal impact on the visual appearance or design quality of the proposed buildings as approved and would not affect the amenities of neighbouring occupiers in any way.
- 7.3 It is therefore considered that the proposal can be accepted as a minor material amendment to the planning permission granted under reference 2013/5552/P and that planning permission should be granted.
- 7.4 It is recommended that the variation of condition 2 be granted subject to the further variation of condition 23 and an accompanying variation to the shadow S106 Legal Agreement covering the following Heads of Terms:-
- Changes in the plan numbers to be approved
 - Affordable housing clause to reflect the amended mix
 - Community facilities contribution of an additional £14,000
 - Bus capacity contribution of an additional £13,500

- Education contribution of an additional £6,322

8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition1

Condition 2 of the planning permission granted on 22/03/2013 under reference number 2012/5552/P shall be replaced by the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan AA1692-2-3-1001; Layout Plans (prefix AA1692-2-1-)1001, 1020 - 1027, 1029, 2030, 2031; Plans and Elevations (prefix AA1692-2-1-)1100, 1102 Rev A, 2103, 1104, 2105, 2106, 1107 - 1109, 1120, 1121, 2122, 1123, 1124, 2125, 2126, 1127 - 1129, 1140 - 1143; Site Sections (prefix AA1692-2-1-)1009 - 1019; Street Views (prefix AA1692-2-3-)1010 - 1013; Unit Layouts (prefix AA1692-2-3-)1201 - 1219, 1221 - 1223, 1230 - 1237.

Landscape Plans (prefix AL1692-2-1-)4200, 4204, 4205, 5207, 5208, 4209, 4211, 4217, 4218, 4300, 4301, 5302, 5305, 4305.

Survey drawings: garages drwg x 1 Rev A; Estate drwg x 1 Rev B; Site drwgs x 4 Rev B; Elevations (buildings 1-6) drwgs x 3.

Design and Access Statement dated Oct 2012; Planning Statement by CBRE dated Oct 2012 (including Lifetime Homes Assessment by PRP); Employment Report (including Camden Employment Sectors by CBRE dated Oct 2012, Maiden Lane Estate Regeneration Commercial Space Options Appraisal by Renaisi dated Sept 2012); Transport Statement by Alan Baxter dated Oct 2012; Sustainability Statement by PRP (including Sustainability dated 04/10/12; Energy Strategy dated 04/10/12, Daylight and Sunlight Assessment dated 13/09/12, Wind Analysis dated 28/09/12, Code for Sustainable Homes dated 04/10/12); Environmental Technical Studies (including Noise and Vibration by Entran dated 05/10/12, Ground Investigation by RSA Geotechnics dated 03/11/11, Flood Risk by RMA dated 08/10/12, Ecological Survey by Greengage dated Aug 2012, Arboricultural Survey and Arboricultural Implications Assessment by Thompson Ecology dated March 2012, BREEAM Assessment by BRE Global dated 23/08/12, Building Regs Part L Certification Documents dated 03/10/12, Explosive Ordnance by BACTEC dated 07/02/2012); Accommodation schedule dated 01.10.2013; Statement of Community Involvement.

Amended open space measurement -drawings (prefix AL1692-2-1-)SK004 rev B, SK006 rev C, SK007 rev B; CHP duct routes plan LME53902_M_903 rev B; Revised Air Quality Assessment by Entran dated 18/01/2013; Letter from Spectrum Acoustic Consultants dated 18/01/13; Basement Impact Assessment by WSP dated 10/12/2013, Affordable Housing Statement by CBRE dated Dec 2013, Daylight and sunlight report Addendum by PRP dated 11/10/2013.

Reason: For the avoidance of doubt and in the interest of proper planning.

Condition 2

Condition 23 of the planning permission granted on 22/03/2013 under reference number 2012/5552/P shall be replaced by the following condition:

REPLACEMENT CONDITION 23

The 7 fully accessible car parking spaces as shown on the approved drawings shall be provided prior to occupation of blocks H and I and thereafter the use of these spaces shall at no time be used for car parking other than by registered disabled residents of, or visitors to, the wheelchair accessible units as shown on the approved drawings and no further car parking spaces shall be provided on the site other than as indicated on the approved drawings unless as otherwise may be agreed by the local planning authority in writing.

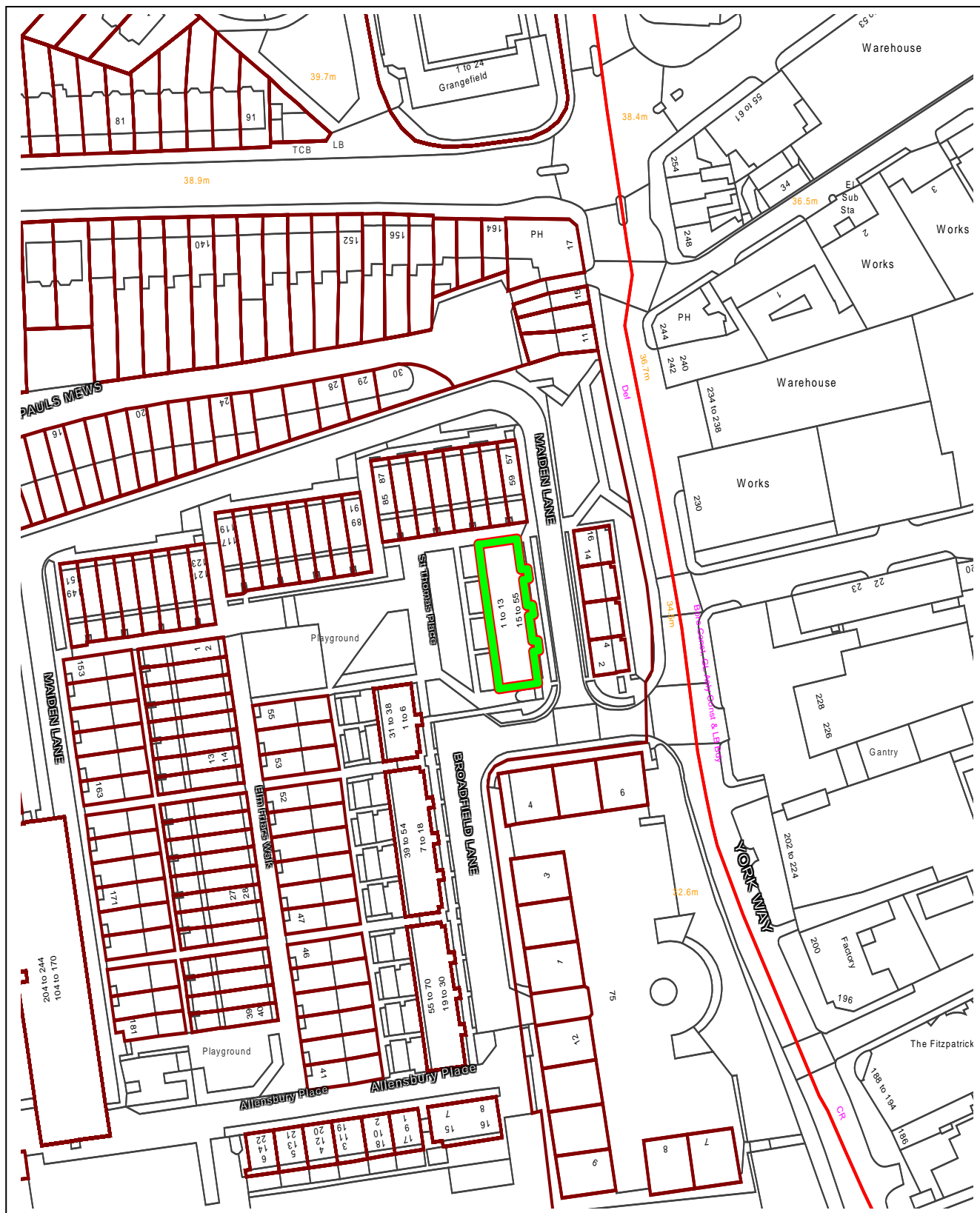
Reason: To ensure that the development does not contribute unacceptably to parking stress and congestion on the site and unacceptable increases in car use generally, and to ensure adequate provision for people with disabilities in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

Informative 1

This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

Informative 2

You are reminded that conditions 4 (parts a – h relating to various details of the elevations and landscaping), 5 (sample panel of materials), 15 (ventilation details), 27 (bird and bat boxes), 28 (green and brown roofs), 34 (employment space plan), 39 (post-completion CfSH certificate), 40 (BREEAM statement for the commercial units), 42 (residential travel plan), 43 (workplace travel plan), 46 (electric vehicle charging points), 47 (car club bays), 49 (health care facilities engagement), 50 (community facilities contribution), 51 (travel plan contribution), 52 (bus capacity contribution), 53 (legible London contribution), 54 (London cycle hire contribution), 55 (Bus stop contribution), 56 (highway works contribution), 57 (education contribution) of planning permission 2012/5552/P granted on 22/03/2013 are outstanding and require details to be submitted and approved.



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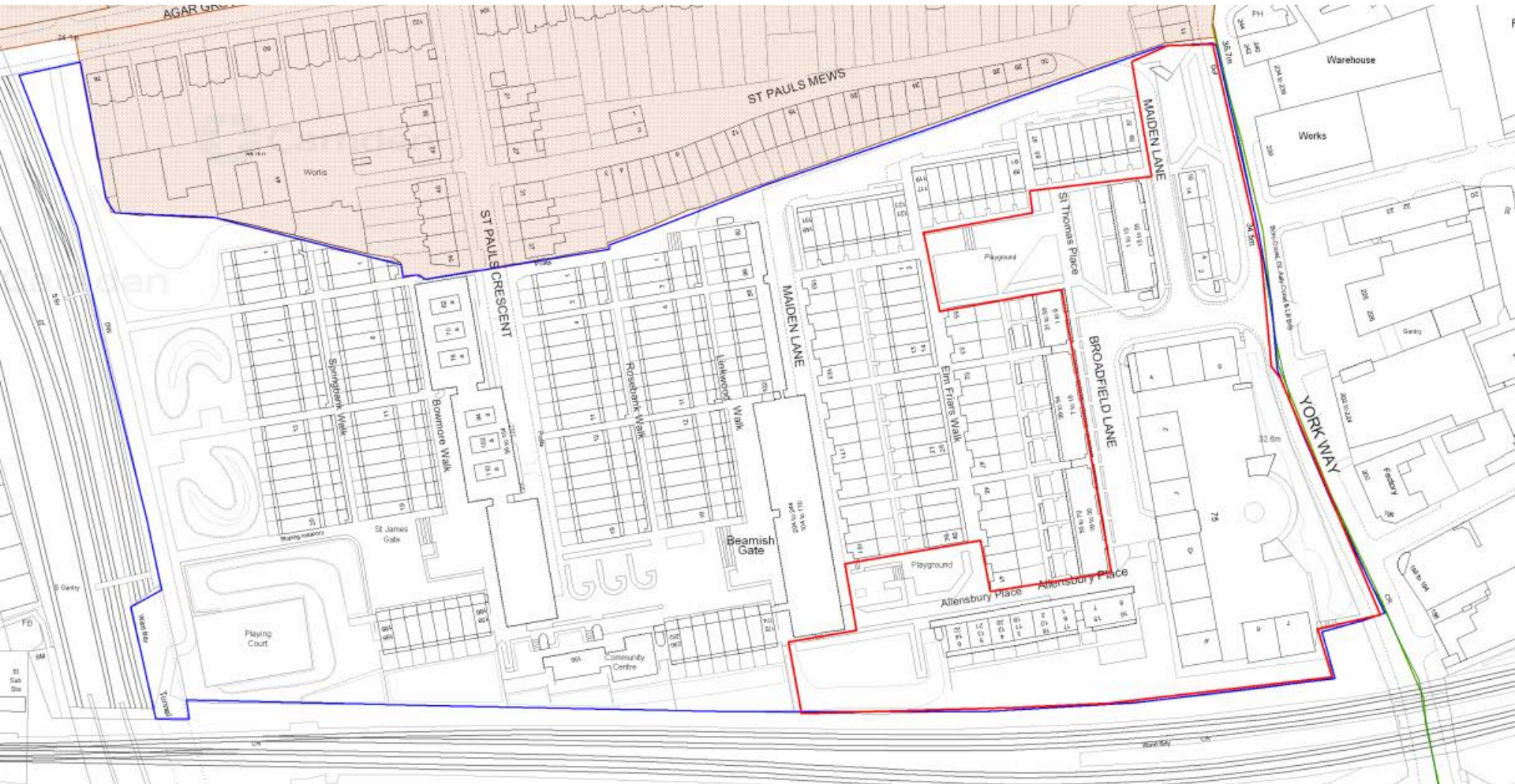
**Maiden Lane Estate
Maiden Lane
London
NW1 9UJ**

**Scale:
1:1250
Date:
24-Mar-14**



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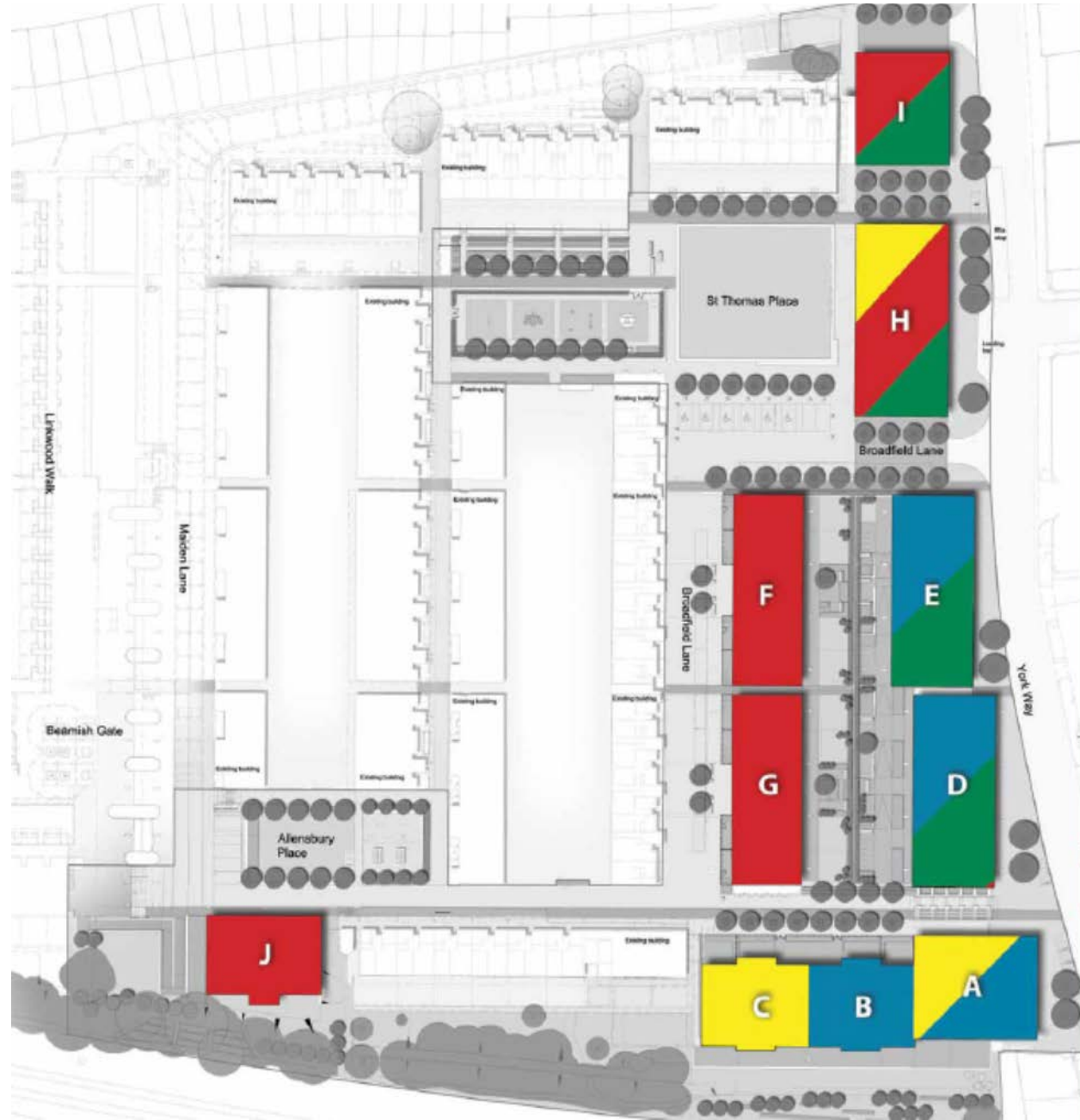
Site location plan



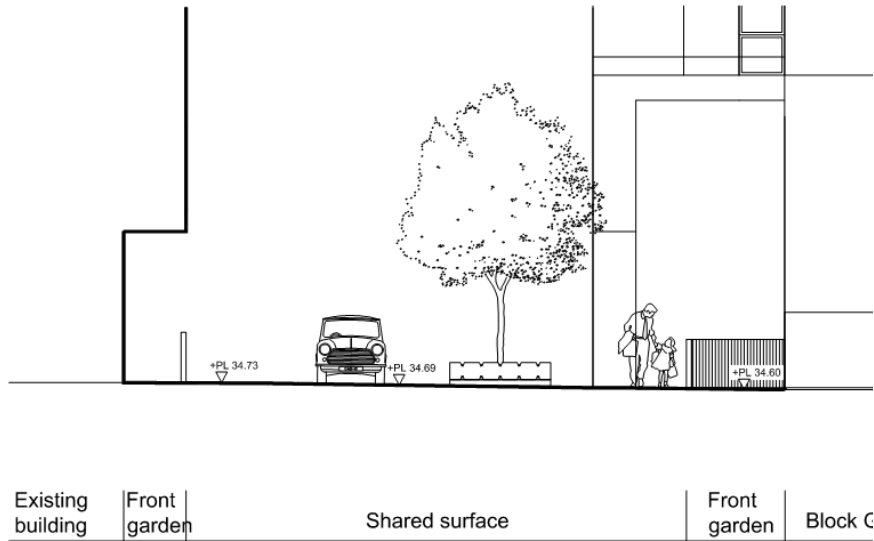
Maiden Lane Approved Scheme Layout

KEY

-  Affordable/Rent
-  Non-Residential
-  Intermediate
-  Outright sale

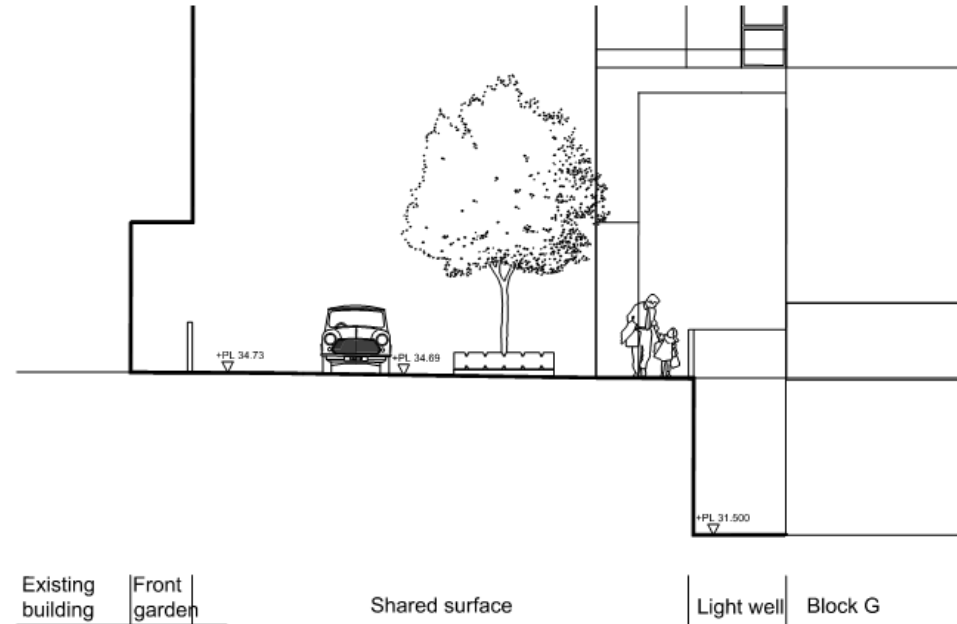


Section through front of Blocks F & G



Section H-H

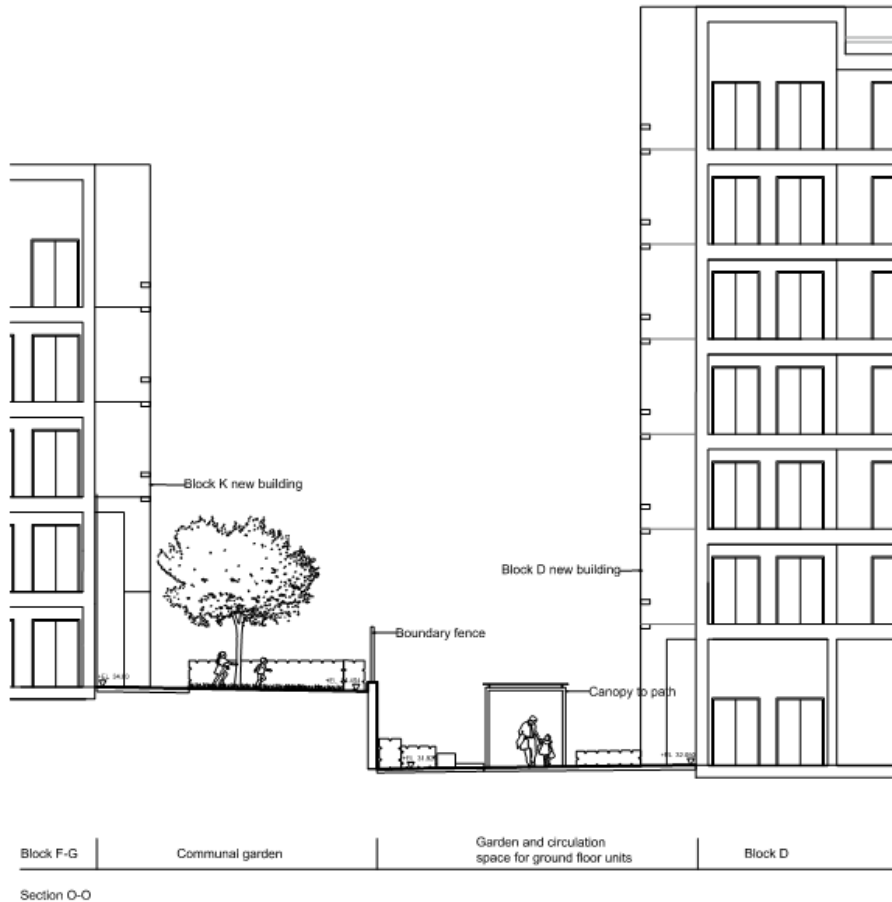
As approved



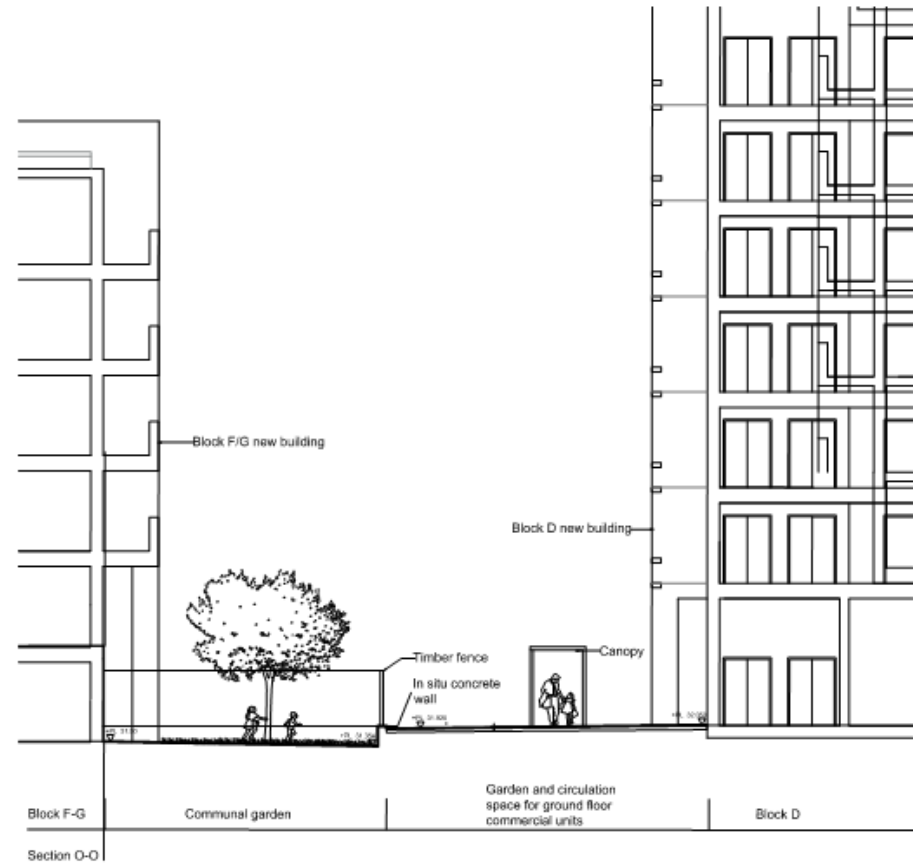
Section H-H

As proposed

Section through rear of blocks F & G



As approved



As proposed

ENTRANCE LOBBY

Reception - conference room 32.00 sq. m.

UNIT 1 82.00 sq. m.

UNIT 2 82.00 sq. m.

KITCHEN

BATH

STAIRS

ENTRANCE LOBBY

Reception

Elevator Lobby

UNIT 1 4000 sq ft

UNIT 2 4000 sq ft

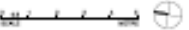
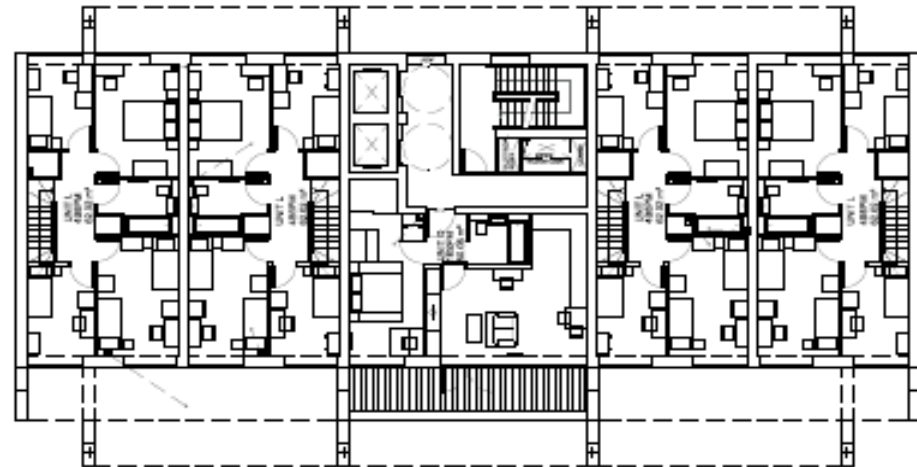
Staircase

Storage

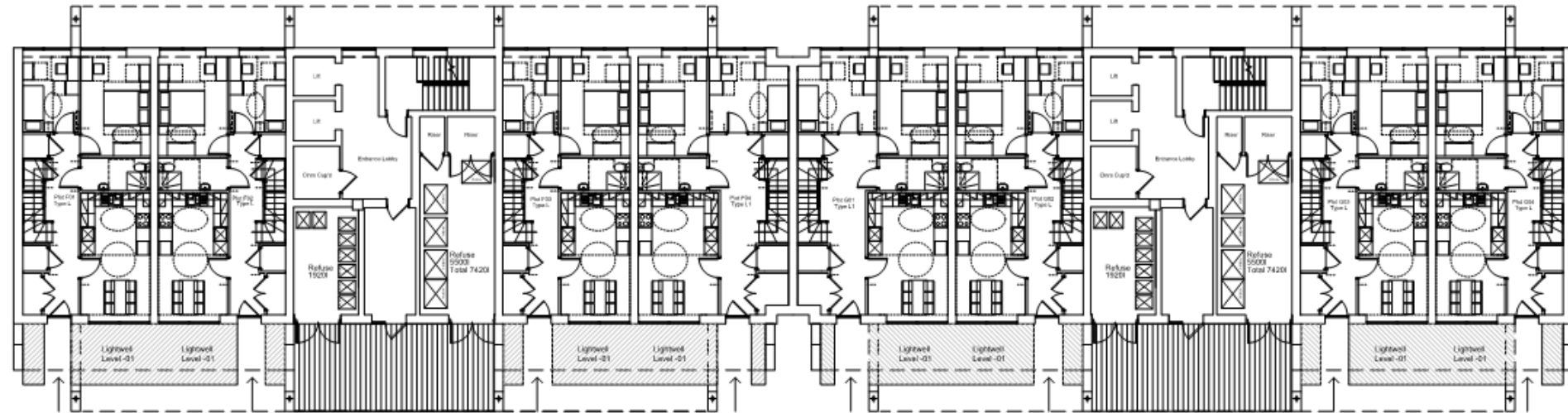
Exit

Ramp

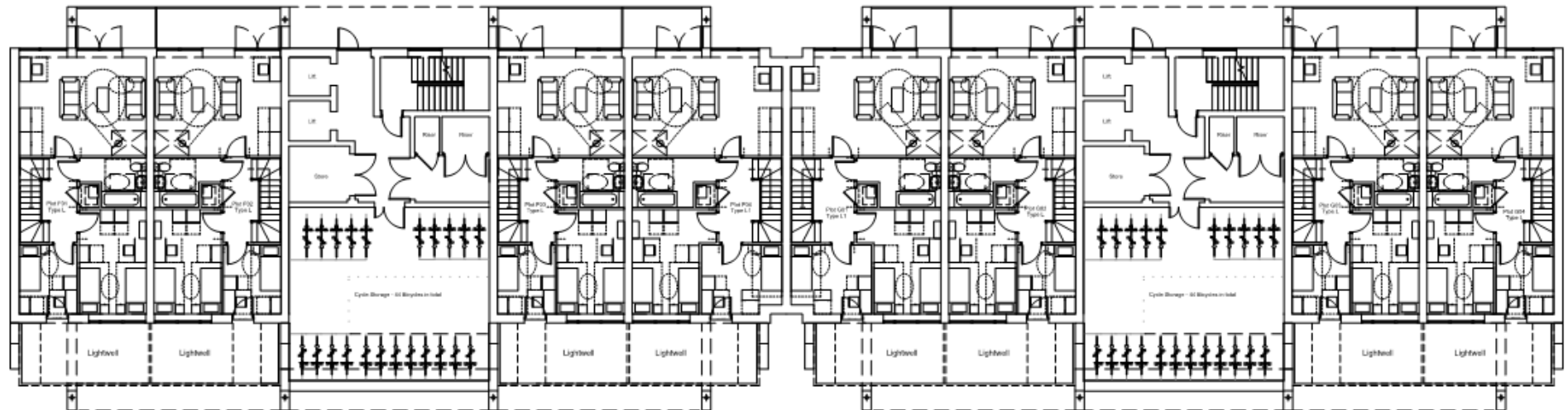
Cable Storage



Blocks F & G lower floors - Proposed

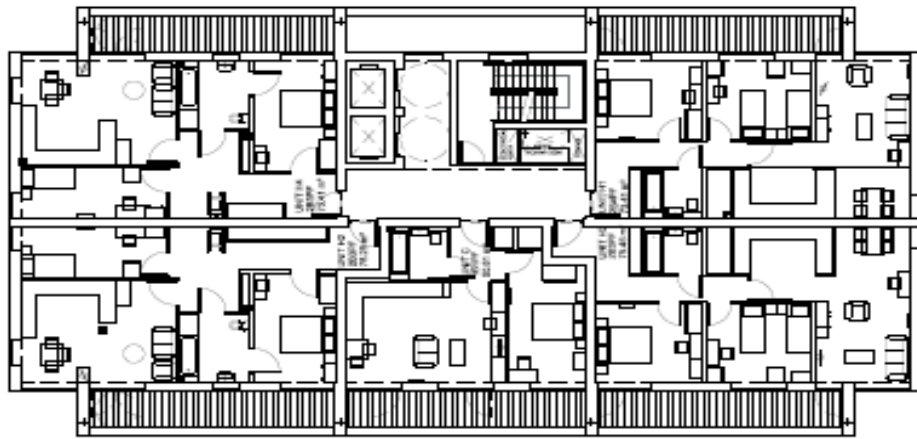


Level 00

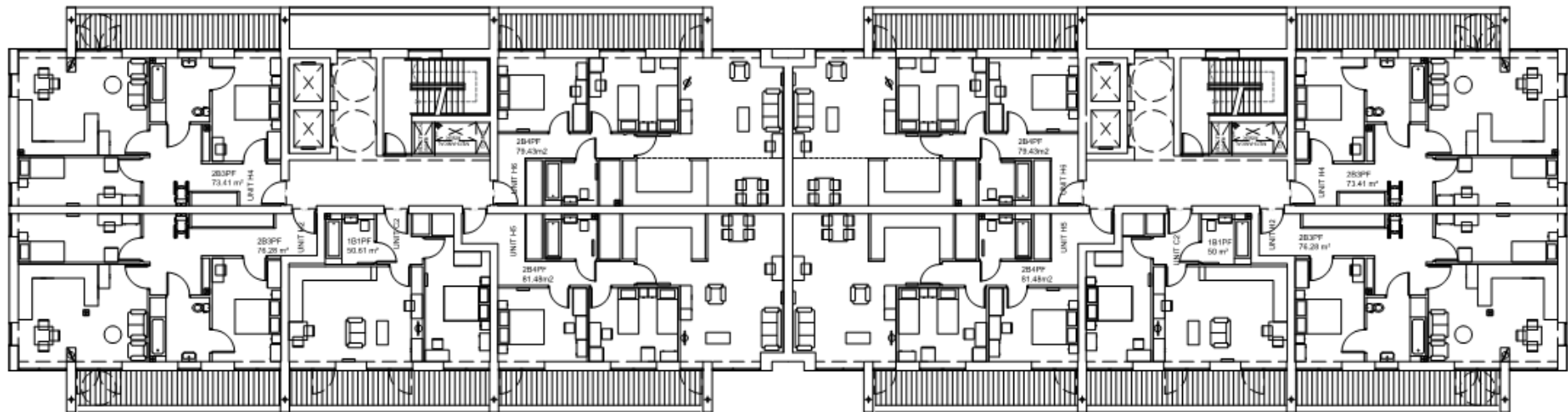
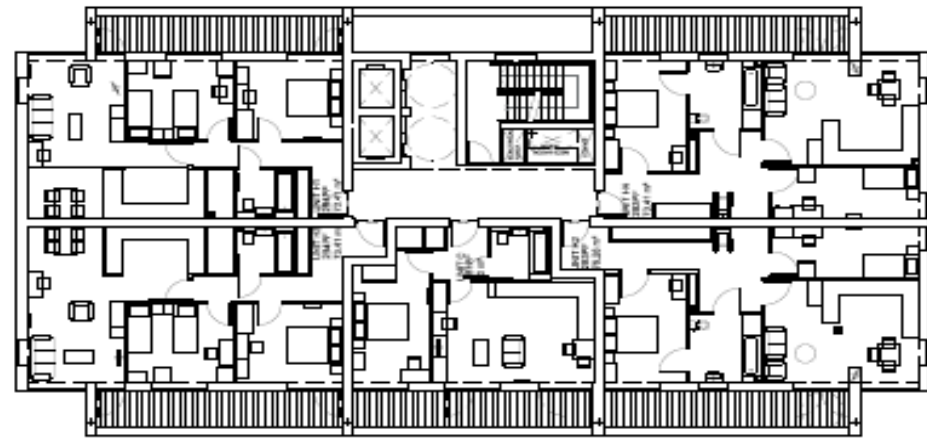


Level -01

Blocks F&G upper floors – As Approved and Proposed



As Approved



Proposed

Blocks F & G elevations – As Approved and Proposed



PROPOSED WEST ELEVATION / BLOCK F + G

As Approved

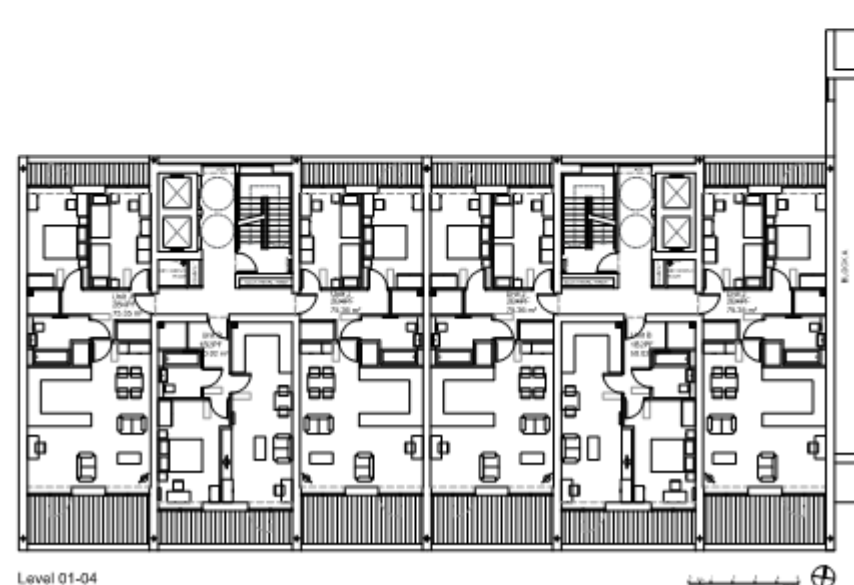
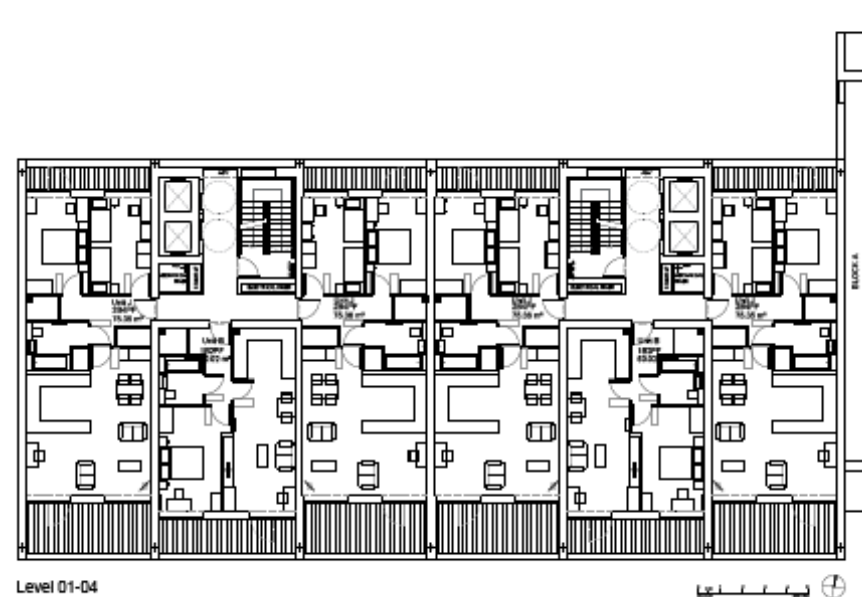
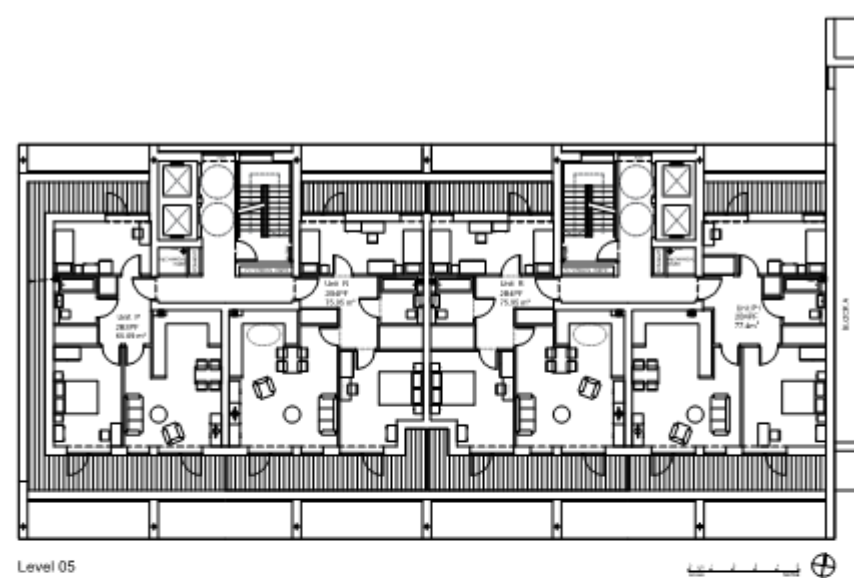
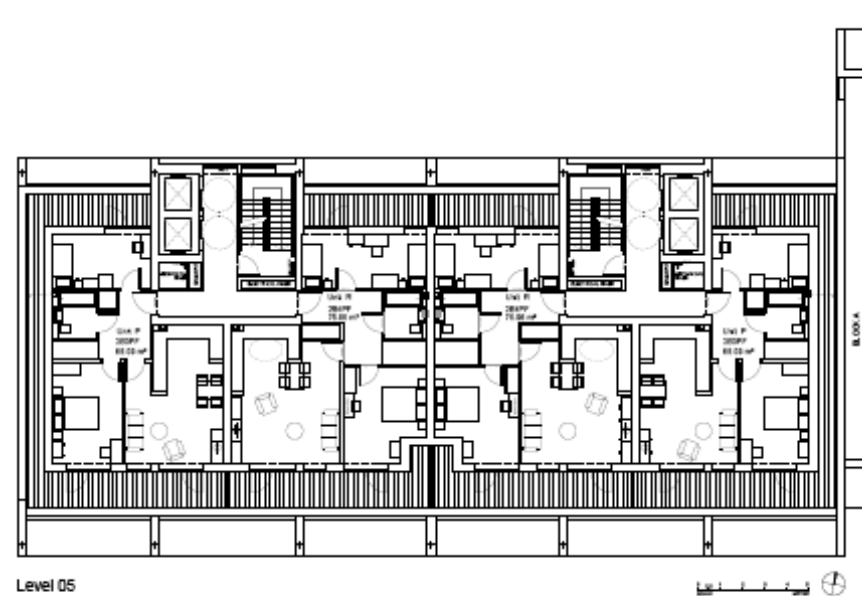


PROPOSED WEST ELEVATION / BLOCK F + G

Proposed



Blocks B & C floor plans – Approved and Proposed



As Approved

Proposed

Blocks B & C elevations – As Approved and Proposed



PROPOSED NORTH ELEVATION / BLOCK B + C



PROPOSED NORTH ELEVATION / BLOCK B + C



PROPOSED SOUTH ELEVATION / BLOCK B + C



PROPOSED SOUTH ELEVATION / BLOCK B + C

As Approved

Proposed