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FAO: Conor McDonagh

4 November 2014

Our ref: LJW/JRA/HBR/J10071

Your ref: 2011/4198/P

Dear Sir

150 Holborn, London, EC1N 2NS
Non-Material Amendment Application to Application Ref. 2011/4198/P

We write on behalf of our client, Laffly Ltd ('the applicant'), to submit a non-material amendment application to remove condition 4 attached to planning permission reference 2011/4198/P.

On review of the decision notice and conditions attached to the planning permission, the condition which deals with details of hard and soft landscaping appears to have been mistakenly picked up by both conditions 3 and 4 attached to the permission.

Condition 3 states:

"Before the use commences full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

Condition 4 states:

"No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

Due to the similar wording of these conditions, it would be appropriate that condition 4 is removed from the decision notice as hard and soft landscaping details will be dealt with through the discharge of condition 3 which provides the appropriate timing trigger for the discharge of such a condition.

The removal of condition 4 by way of a non-material amendment application has been discussed and agreed with Officers at London Borough of Camden prior to the submission of the application. Likewise, within the Government guidance issued in 2009 and 2010 as part of the introduction of non-material amendment applications (s.96A) to the TCPA (1990), it was stated that "where the

change is non-material, s.96A allows new conditions to be imposed or existing conditions to be removed or altered”.

We therefore consider that the removal of condition 4 can be dealt with via a non-material amendment application.

Accordingly, we enclose the following documents submitted via Planning Portal:

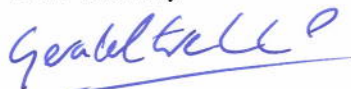
- A copy of this covering letter;
- Completed application forms; and
- A copy of the original decision notice (ref. 2011/4198/P).

Two cheques to cover the £195 application fee have been submitted under separate cover, alongside a hard copy of this covering letter. Two cheques have been provided (one for £97 and one for £98) due to a discrepancy on the application fee.

We trust this is clear and that you have everything required to validate the application.

In the meantime, should you have any questions or queries, please do not hesitate to contact Jeremy Randall or Hannah Bryant of the above office.

Yours faithfully



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