

Supporting Statement

22 Tower Street, London,

Pre-ambles: Discussions regarding the proposed amendments to the approved scheme (as detailed below) were discussed with Sarah Ballantyne-Way (Principle Planning Officer) in a telephone conversation and it was understood that she was content with this approach.

Application Reference 2014/3425/P: An application was submitted to the London Borough of Camden and registered on 26th June 2014 for the following description of development:

“Change of use and conversion from offices (B1) to 22 residential units (C3) comprising 3 x studio units, 12 x one-bed units, 5 x two-bed units and 2 x three-bed unit including removal of existing orangery and replacement with new two storey structure.”

The approved drawings referred to on the Decision Notice dated 26th November 2014 are listed as follows:

Existing basement plan; existing ground floor plan; existing first floor plan; existing ground floor and first floor landings; existing second floor plan; existing third floor plan; existing fourth floor plan plus mezzanine; existing roof plan; existing tower levels; existing elevations front and right side; existing elevations rear and left site; site location plan; GA.00 C; GA.01 B; GA.02 C; GA.03 C; GA.04 B; GA.05 D; GA.06 D; GA.07 B; GE.01M B; GE.02M B; GE.03M B; GE.04M C; GS.00 A; GS.01 A; Schedule of Areas Rev E

Minor Amendments: This application is for minor material amendments to the approved scheme. Regard has been had to the Planning Portal in relation to minor material amendments and Planning Practice Guidance in relation to section 73 applications, which state that:

The Planning Portal

“Currently, all minor material amendment requests need to be submitted in writing using an existing Section 73 procedure (“Application for removal or variation of a condition following grant of planning permission”), which is available on the Planning Portal.”

The Planning Practice Guidance (Use of Conditions)

“Following the decision of a local planning authority to grant planning permission subject to conditions, a developer may consider taking the following actions if they do not wish to be subject to a condition:

- *Some or all of the conditions could be removed or changed by making an application to the local planning authority under section 73 of the Town and Country Planning Act 1990. In deciding an application under section 73, the*

local planning authority must only consider the disputed condition/s that are the subject of the application – it is not a complete re-consideration of the application. A local planning authority decision to refuse an application under section 73 can be appealed to the Secretary of State, who will also only consider the condition/s in question.”

This minor material amendment application seeks to vary Consent Reference: 2014/3425/P to amend the residential mix on floors 1 to 4 and other minor amendments, as detailed within the Statement of Design Changes (Appendix 1). The revised residential mix across these floors will comprise of 15 self-contained units (1 x studio, 9 x 1 bed, 4 x 2 bed and 1 x 3 bed). The revised Gross Internal Areas for each unit can be found at Appendix 2, however it should be noted that the number of residential units is unchanged at 22. It is considered that the revised residential mix is more consistent with London Borough of Camden’s identified dwelling-size priorities contained within Development Management Policy DP5, which reads:

Policy DP5: Homes of Different Sizes

The Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. We will:

- a) seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floorspace;*
- b) expect a mix of large and small homes in all residential developments.*

In considering the mix of dwelling sizes appropriate to a development, the Council will have regard to the different dwelling size priorities for social rented, intermediate affordable and market homes, and will take into account:

- c) the character of the development, the site and the area, including the impact of the mix on child density;*
- d) site size, and any constraints on including homes of different sizes; and*
- e) the economics and financial viability of the site, including the demand for homes of different sizes.*

Dwelling Size Priorities Table					
	1-bedroom (or studio)	2-bedrooms	3-bedrooms	4-bedrooms or more	Aim
Social rented	lower	medium	high	very high	50% large
Intermediate affordable	medium	high	high	high	10% large
Market	lower	very high	medium	medium	40% 2-bed

Comment: The revised residential mix will provide a further two 2no. bed units, which are seen as a “very high” priority within the Borough. Furthermore the revisions will reduce the number of studio units, which is seen as a “lower” priority. In view of this we would ask that the Council support this application and approve the amendments.

The revised drawings include:

- Basement Plan GA.00 Rev D
This drawing supersedes approved drawing no. GA.00 Rev C
- Ground Floor Plan GA.01 Rev C
This drawing supersedes approved drawing no. GA.01 Rev B
- First Floor Plan GA.02 Rev D

- *This drawing supersedes approved drawing no. GA.02 Rev C*
- Second Floor Plan GA.03 Rev D
This drawing supersedes approved drawing no. GA.03 Rev C
- Third Floor Plan GA.04 Rev C
This drawing supersedes approved drawing no. GA.04 Rev B
- Fourth Floor Plan GA.05 Rev E
This drawing supersedes approved drawing no. GA.05 Rev D
- Schedule of Areas Rev H (Appendix 2)
This supersedes the approved "Schedule of Areas Rev E".

Variation of Condition: This application seeks to vary Condition 2 such that it reads as follows:

"2. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing basement plan; Existing ground floor plan; Existing first floor plan; Existing ground floor and first floor landings; Existing second floor plan; Existing third floor plan; Existing fourth floor plan plus mezzanine; Existing roof plan; Existing tower levels; Existing elevations front and right side; Existing elevations rear and left site; Site location plan; GA.00 D; GA.01 C; GA.02 D; GA.03 D; GA.04 C; GA.05 E; GA.06 D; GA.07 B; GE.01M B; GE.02M B; GE.03M B; GE.04M C; GS.00 A; GS.01 A; Schedule of Areas Rev H;"

I trust that we have provided London Borough of Camden with sufficient information. Where this application provides an improved residential mix that is consistent with the priorities laid out in the dwelling-size priorities table (as above), we would ask that the Council support this application.

Should you require anything further from us, please do not hesitate to contact us.

Kind Regards

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