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**Date:** 24 January 2015

Jonathan McClue  
Planning Department  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

Dear Mr McClue,

**APPLICATION FOR VARIATION OF CONDITION 3 ATTACHED TO PLANNING PERMISSION 2014/6620/P**  
**KENTISH TOWN UNDERGROUND STATION, 276 KENTISH TOWN ROAD, LONDON, NW5 2AA**

Following the approval of the above planning application on 19 February 2015 Wahaca, has instructed us to submit the enclosed application for a Minor Material Amendment to vary the approved plans.

The amendments relate specifically to secondary access, plant positioning and lift extension. These are as follows:

**Secondary Access**

It is proposed that instead of having the secondary access through the existing lightwell, that the stairs are positioned in the space of an existing rooflight. This position is closer to the door than the lightwell and results in a more compact arrangement.

**Plant**

It is proposed that the plant is repositioned so that the ducting emerges from the rear elevation and wrap around the building to roof level. The proposed equipment, size and positioning of the actual plant enclosure remains the same and the noise requirements will continue to be complied with.

## Lift Extension

It is proposed to slightly reduce the size of this extension and move it away from the party wall. It is also proposed to insert a door for maintenance access and use timber cladding.

It is therefore proposed that the following approved plans will be superseded:

- Proposed First Floor General Arrangement Plan (ref: (01)03);
- Proposed Roof Plan (ref: (01)04);
- Proposed North Elevation Plan (ref: (03) 05);
- Proposed South Elevation Plan (ref: (03) 04);
- Proposed Rear Elevation Plan (ref: (03) 03);
- Proposed Section G-G (ref: (04) 12);
- Escape Stairs and Cover Details Plan (ref: (24) 05);

The above are to be superseded by the following revised plans:

- Proposed First Floor General Arrangement (ref: (01) 03) C;
- Proposed Roof Plan (ref: (01) 04) D1;
- Proposed North Elevation Plan (ref: (03) 05) B;
- Proposed South Elevation Plan (ref: (03) 04) B;
- Proposed Rear Section (ref: (03) 03) B;
- Exterior Details – Staff/Egress Gantry Stair (ref: (24) 40) A;
- Staff/Egress Internal Stairs (ref: (24) 30) A;

## Planning Assessment

Policy CS14 confirms that the Council will require the highest standard of design that respects local context and character. Policy DP24 seeks to secure high quality design. Policy DP25 states that the Council will not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area.

All of the proposed changes are to the rear of the building and are only visible from glimpsed views as they are screened by the adjoining station building to the rear and by the timber screening adjacent to the railway line.

The proposed changes are minor in nature and will only have a small material impact over and above what has already been considered acceptable in the granting of the previous planning approval.

The relocation of the stairwell is minor as it remains screened behind a wooden screen. The access will be clad in wood which will complement the existing screen. The revision results in a tidier arrangement with a reduced length of walk way.

The revisions to the proposed extension make it smaller than approved and it remains subservient to the existing building. The proposed door is for maintenance only and will therefore have no impact on the amenity of surrounding occupiers.

The new ductwork layout will result in it being more visible than previously approved, however it is confined to the rear of the building and will not have a significant impact. The benefit of the revision is that no holes will be required to be made in the roof of the building therefore minimising the impact on the fabric of the building.

The plant screen remains the same as previously approved and the amendments will still enable its functioning within the previously approved noise limit, therefore ensuring its continued adherence to Policy DP28 of the Camden Development Policies DPD. Condition 6 will continue to apply.

### **Conclusions**

The proposals are by virtue of this application, minor in scale and do not represent a significant deviation from the already approved scheme. We therefore respectfully request that the wording of Condition 3 attached to planning permission 2014/6620/P is revised to reflect the above plans.

Yours sincerely,

A handwritten signature in black ink that reads "Firstplan".

KATE MATTHEWS  
Director

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