

NS/GF/PD9635  
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22 April 2015

Planning and Development Control  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

**F.A.O Alex McDougall**

Dear Alex,

**6-10 CAMBRIDGE TERRACE AND 1-2 CHESTER GATE, CAMDEN, NW1  
SECTION 73 - MINOR-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE 2009/3041/P,  
APPROVED ON 7<sup>th</sup> SEPTEMBER 2010**

We write on behalf our client, Project Quad Limited, to approval of minor-material amendments to planning permission ref. 2009/3041/P, which was approved by Camden Council on 7<sup>th</sup> September 2010. We note that a Section 96a non-material amendment to this application, permission ref. 2015/1778/P, was approved by Camden Council on 10 April 2015. This was purely a procedural application to add a condition to permission ref. 2009/3041/P, listing the approved drawings.

The nature of the minor material changes proposed are summarised below and set out in detail on the proposed drawings that accompany this submission.

The following documents accompany this applications:

- Completed Application Form prepared by Montagu Evans;
- Cover Letter (this letter) prepared by Montagu Evans;
- Proposed Drawing Schedule GS1 prepared by Montagu Evans;
- Approved Drawing Schedule GS2 prepared by Montagu Evans;
- Design and Access Statement prepared by Moxley Architects;
- Application Drawings prepared by Moxley Architects;
- Area and Volume Schedules prepared by Moxley Architects;
- Structural Assessment prepared by Michael Barclay Partnership;
- Hydrology Report prepared by Geotechnical Consulting Group;
- Ground Movement Report by Geotechnical Consulting Group;
- Ground Investigation Report prepared by Soiltechnics;
- Sustainability Letter by ChapmanBDSP;
- Historic Environment Assessment (Archaeology) prepared by MOLA;
- Construction Management Plan prepared by Bouygues UK and
- Landscape Assessment prepared by Robert Myers Associates.

**Relevant Planning History**

Application 2009/3041/P was approved in late 2010. In August 2013 the scheme was implemented (via the installation of a roof light) and a Certificate of Lawfulness for Existing Development was granted on 8<sup>th</sup> April 2014, confirming this was the case.

## Proposed Amendments

Since the scheme's implementation, the buildings have been sold to a new owner. As the building will now be a family home, understandably, the owner wishes to make some minor changes to the permitted scheme. These changes comprise:

- Reconfiguration of approved basement layout;
- Additional basement volume (1,433m<sup>3</sup>) to accommodate plant space associated with the proposal;
- The relocation of the principal stair core;
- The relocation of the lift core;
- The re-instatement of the party walls at 6-8 Cambridge Terrace; and
- The spaces fronting Chester Gate, are utilised into proportions that occupy the full width of that bay, presenting a better disposition of those spaces.

Please refer to the Design and Access prepared by Moxley Architects submitted with this application for full details of the proposals.

## Policy Assessment

The proposed reconfiguration and additional basement volume are entirely compliant with Camden's statutory Development Plan. We provide a summary planning policy assessment below.

### *Internal Reconfiguration*

The internal reconfigurations proposed would not, under normal circumstances, require express Planning Permission and are in themselves most appropriately described as 'non-material' to the overall scheme. However, as we are required to build in accordance with the plans permitted via planning ref. 2009/3041/P and as they are part of proposals that also require a small increase in basement volume, these changes need to be agreed via Section 73 of the Town and Country Planning Act 1990 (as amended). This procedure has been agreed as appropriate with Camden Officers.

The internal alterations have no material effect on the nature of the scheme and as such works of this nature are not dealt with by planning policy. The resultant scheme would continue to comply with London Plan and Camden space standards and are therefore considered entirely acceptable in planning terms.

### *Additional Basement Volume*

The internal alterations are required to accommodate reconfigured plant space and this in turn necessitates a small (in percentage terms) increase in the volume of the basement (1,433m<sup>3</sup>). The proposals have been designed in accordance with the requirements of Development Plan Policies Document Policy DP27 and Camden Planning Guidance Note 4 – Basement and Lightwells. Policy DP27 requires applicants '*to consider a scheme's impact on local drainage and flooding and on the structural stability of neighbouring properties through its affect on groundwater conditions and ground movement.*'

In order to demonstrate the additional basement volume will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity, the proposals have been the subject of a full Basement Impact Assessment (submitted herewith) comprising:

- Structural Assessment prepared by Michael Barclay Partnership;
- Hydrology Report prepared by Geotechnical Consulting Group;
- Ground Movement Report by Geotechnical Consulting Group;
- Ground Investigation Report prepared by Soiltechnics;
- Construction Management Plan prepared by Bouygues UK; and

- Landscape Assessment prepared by Robert Myers Associates.

These documents (together forming the Basement Impact Assessment) confirm that in all respects the basement complies with the requirements of Camden Planning policy DP27 and Camden planning Guidance 4.

### **Drawings**

For clarity's sake, we have submitted with this application a schedule of permitted and proposed plans (Drawing Schedule GS 1) outlining which drawings are superseded as a result of this Section 73 application. The proposed reworded Condition 8 (see application forms) contains the revised list of would be permitted drawings.

A cheque made payable to Camden Council for £195 to cover the Application Fee will follow shortly. The application has been submitted online via the planning portal (**PP-04138846**), and a digital version of the submission has been sent to Camden Council Planning and Development Control, marked under the planning portal reference of the submission.

We consider that the alterations proposed comprise Development Plan policy compliant minor-material amendments to a listed building.

We trust this information is sufficient for you to validate the application. However, if you do require any further information please do not hesitate to contact Gareth Fox or Anthony Brogan of this office.

Yours faithfully,

*MONTAGU EVANS LLP*

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