

The Development Control Manager  
London Borough of Camden  
Development Control Planning Services  
Town Hall  
Argyle Street  
London  
WC1H 8ND

**FAO: Mr Michael Cassidy**

17 April 2014

Our Reference: 13/800  
BY PLANNING PORTAL PP-03987381

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 73**  
**277A GRAY'S INN, LONDON WC1X 8QF**

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We write on behalf of our client, Regal GI Limited, to submit an application under Section 73 of the Act to vary the 'approved plans' condition (Condition 2) on planning permission decision notice 2014/4267/P, dated 10 October 2014.

This minor material amendment is submitted following discussions with officers.

**a. Condition**

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Condition 2 states:

***The development hereby permitted shall be carried out in accordance with the following approved plans and drawings approved subsequently by the local planning authority pursuant to conditions on this decision notice:***

***Drawings:***

***Prefix 126- 0100, 0200, 0201, 0202, 0301, 0302, 0303, 0401, 0402, 0403, 0404, 0900, 0901, 0902, 0903, 0904, 1101, 1200A, 1201A, 1202B, 1203B, 1204B, 1205B, 1206A, 1207B, 1208B, 1209, 1301, 1302A, 1303A, 1304A, 1305A, 1306A, 1401B, 1402, 1403, 1404A, 1405A, 1406A, 1501, 1502, 1503, 1504, 1505, 1506A, 1507, 1508A, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1621, 1622. Landscape hardworks 055-055\_300A, Landscape softworks 055-055\_300A,***

***Supporting documents:***

***Daylight/Sunlight Assessment, by GVA Schatunowski Brooks June 2014; Letter from Ian Absolon (GVA Schatunowski Brooks) dated 18th August 2014 re Sunlight/Daylight with accompanying sheet 'Job 13 - Amenity results new wall height'; Design and Access Statement, prepared by Material Architects; Letter from Andy Robertson (Peter Brett Associates) 26th June 2014 re Flood risk assessment with associated appendices. Letter from J W S Mayes (Spencer Mayes) dated 27th August 2014 re SUDs proposal; Heritage Statement June 2014 by KM Heritage; Landscape Design Statement Revision A 15th August 2014 by Tyrens-Mesh Partnerships; Marketing***

**Report by Gerald Eve LLP ref Shay/AD/G6215; Transport Statement June 2014 by Icen Projects; Energy Statement by Environ June 2014 refUK11-19893; Sustainability Statement by Environ June 2014 refUK11-19893; Code for Sustainable Homes and BREEAM Pre-assessment by Environ June 2014 refUK11-19893; Ecological Assessment by Environ June 2014 UK1119893; Air Quality Assessment by Environ June 2014 refUK11-19893; Noise Assessment by Sharps Redmore, No 1414511 (dated 26th June 2014); Basement Impact Assessment Rev 02 by Pringeur James; Phase 1 Desk stop study report (ref. 12138) by Herts & Essex Site investigations; Mechanical and Electrical Services Report Planning Issue Rev01 by Spencer Mayes.**

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

As such, the description of development for this minor material amendment application is:

***‘Variation of Condition 2 of planning permission 2014/4267/P (dated 10 October 2014) for the “Demolition of existing building and comprehensive mixed-use redevelopment of the site to provide 60 residential units (including 14 affordable flats) comprising: 56 units arranged around the new open space (seven x 2 storey houses plus lower-ground floor, 49 x flats in 3, 7 and 8 storey blocks plus lower-ground floor) and 4 flats in a 4 storey plus lower-ground building on St Chads Street, with ancillary basement gym; with offices at ground and lower-ground floor, café/gallery (Class A1/Class A3) at ground floor, together with cycle parking, access, landscaping, boundary treatments and associated works” :- to allow minor material increase in building height.’***

## **b. Minor Material Amendments Proposed**

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A minor material amendment is sought in order to permit a change in height to the buildings. The drawings as proposed show the consented building height and the proposed amended building height for easy comparison.

This proposed amendment has come about as part of the detailed design phase and the production of construction issue drawings. The drawings are currently under production which will incorporate all necessary building regulations and other standards (such as lifetime homes) together with the incorporation of latest building materials, technologies and supply.

In the process of this audit, Waugh Thistleton has identified that the remaining zone for the floors and roofs could not accommodate all of the necessary components / criteria to deliver the building, as approved. The resulting change is an increase in building height. For the avoidance of doubt, there is no change to the quantum or area sought.

Waugh Thistleton has prepared a Planning Design Statement which explains the rationale behind the proposed amendment and the design alternatives that have been considered. The amendments are as follows:

- The largest change is to the top of Core A where the ‘FFL’ now stated in the drawings is 1m higher than the extant consent.
- By way of contrast, the FFL at level 03 (the roof level of core C) has been revised to only 300mm higher than the consent.
- The height difference varies along the length of the building, as the ground level changes.
- Waugh Thistleton have sought to reflect the additional build-up required to deliver parapets / green roofs, so the finished roof level is drawn subtly higher than the stated FFL which refers to the internal environment. The exception to this is the top roof where the FFL stated is the top of the roof finish. Parapets are 150mm higher.

The proposed amendments are in relative terms considered to be minor material and would have negligible impact on amenity including sunlight/daylight, neighbour outlook and neighbour and street scape views; and, fundamentally, will enable the delivery of the scheme. It is important to note that the overall design concept, including its look and feel, will remain unchanged.

In determining this application, the changes would result in a scheme whose scale and nature would not be substantially different from the scheme approved. It should also be noted that there have been no relevant changes in national and development plan policies, and other material considerations, since the original application was approved in October 2014.

### **c. Application Submission**

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The submitted planning application comprises the following documents and plans:

- Completed planning application form with certificates duly completed
- CIL Additional Information Form
- Planning Design Statement, prepared by Waugh Thistleton Architects
- Drawing Issue Sheet
- Site Location Plan (dwg ref. 106\_0100)

#### Existing Plans

- Existing Longitudinal Section – East (dwg ref. 126-0301 Rev A)
- Existing Longitudinal Section – West (dwg ref. 126-0302 Rev A)
- Existing Cross Sections (dwg ref. 126-0303 Rev A)
- Existing North Elevation (dwg ref. 126-0401 Rev A)
- Existing East Elevation (dwg ref. 126-0402 Rev A)
- Existing South Elevation (dwg ref. 126-0403 Rev A)
- Existing West Elevation (dwg ref. 126-0404 Rev A)

#### Plans as Approved by Application Reference: 2014/4267/P

- Proposed North Elevation (dwg ref.126-1401 Rev B)
- Proposed East Elevation (dwg ref. 126-1402)
- Proposed South Elevation (dwg ref. 126-1403)
- Proposed West Elevation (dwg ref. 126-1404 Rev A)
- Proposed West Elevation (dwg ref. 126-1405 Rev A)
- Proposed East Elevation (dwg ref. 126-1406 Rev A)
- Proposed Section A (dwg ref. 126-1301)
- Proposed Section B (dwg ref. 126-1302 Rev A)

- Proposed Section C (dwg ref. 126-1303 Rev A)
- Proposed Section D (dwg ref. 126-1304 Rev A)
- Proposed Section E (dwg ref. 126-1305 Rev A)
- Proposed Section F (dwg ref. 126-1306 Rev A)
- Homes Front Elevation (dwg ref. 126-1501)
- Homes Rear Elevation (dwg ref. 1:50 A2 126-1502)
- Elevation D Residential (dwg ref. 1:50 A2 126-1503)
- Elevation D Upper Floors (dwg ref. 1:50 A2 126-1504)
- West Elevation Extract (dwg ref. 1:50 A2 126-1505)
- West Elevation Extract (dwg ref. 1:50 A2 126-1506 Rev A)
- Chads Street Front Elevation (dwg ref. 1:50 A2 126-1508 Rev A)

Plans as now Proposed:

- Proposed North Elevation (dwg ref.126-1401 Rev C)
- Proposed East Elevation (dwg ref. 126-1402 Rev A)
- Proposed South Elevation (dwg ref. 126-1403 Rev A)
- Proposed West Elevation (dwg ref. 126-1404 Rev C)
- Proposed West Elevation (dwg ref. 126-1405 Rev C)
- Proposed East Elevation (dwg ref. 126-1406 Rev D)
- Proposed Section A (dwg ref. 126-1301 Rev A)
- Proposed Section B (dwg ref. 126-1302 Rev B)
- Proposed Section C (dwg ref. 126-1303 Rev B)
- Proposed Section D (dwg ref. 126-1304 Rev B)
- Proposed Section E (dwg ref. 126-1305 Rev B)
- Proposed Section F (dwg ref. 126-1306 Rev B)
- Homes Front Elevation (dwg ref. 126-1501 Rev A)
- Homes Rear Elevation (dwg ref. 1:50 A2 126-1502 Rev A)
- Elevation D Residential (dwg ref. 1:50 A2 126-1503 Rev A)
- Elevation D Upper Floors (dwg ref. 1:50 A2 126-1504 Rev A)
- West Elevation Extract (dwg ref. 1:50 A2 126-1505 Rev A)

- West Elevation Extract (dwg ref. 1:50 A2 126-1506 Rev B)
- Chads Street Front Elevation (dwg ref. 1:50 A2 126-1508 Rev B)

We have paid the requisite fee of £195.00 via the Planning Portal. We would be grateful if you can issue a receipt.

We trust that the information provided is sufficient to enable the council to validate and discharge the conditions, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Rebecca Dewey on 020 3725 3849 ([rdewey@iceniprojects.com](mailto:rdewey@iceniprojects.com)) or Kieron Hodgson on 020 3435 4218 ([khodgson@iceniprojects.com](mailto:khodgson@iceniprojects.com)), of this office in the first instance should you have any questions

Yours faithfully,



Rebecca Dewey  
ICENI PROJECTS

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Mr G Whyte

Regal GI Limited