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5 May 2015
By Planning Portal

London Borough of Camden
Regeneration and Planning
2nd Floor
5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

For the attention of: Yuyao Gong

Dear Sir

Brook House, 2-16 Torrington Place, London, WC1E 7NH
Proposed Hotel Development (Planning Permission ref. 2013/2934/P)
Application for Non Material Amendment under Section 96A of TCPA 1990 to Amend Wording of Conditions 3 and 4.

On behalf of our client, Torrington Place Ltd and Whitbread Group plc, we enclose an application for a Non Material Amendment (NMA) in order to amend the wording of Conditions 3 and 4 of the approved development.

The planning application comprises:

- This letter
- Completed application forms and Certificates
- Site Location Plan (ref. 3114/OS/001 Rev A)

A cheque for the required planning application fee of £195 made payable to London Borough of Camden has been posted to the Council under separate cover.

Background to the Application

Planning permission (ref. 2013/2934/P) and listed building consent (ref. 2013/3040/L) were both granted on 8 August 2014 by decision of The Planning Inspectorate, with the development described as:

“Change of use from offices (use class B1) to hotel (use class C1); internal alterations to facilitate hotel use, replacement of existing roof top plant room with new sixth floor and new roof top plant enclosure, installation of platform lift and new entrance doors to Torrington Place, and other minor associated internal and external works.”

Condition 2 of the planning permission lists the approved drawings. A non material amendment was submitted and subsequently granted on 15 December 2014 to amend the internal layout of some of the floors and in turn reduced hotel bedroom numbers from 177 to 168. .

A single application was submitted on 29 January 2015 for the discharge of conditions 3 and 4 of the planning permission and allocated reference number 2015/0492/P. This application remains undetermined with some matters agreed, but others outstanding. A request was made to officers of Camden on 15 April 2015 to amend the wording of both conditions in order to facilitate their staged discharge. This was verbally agreed on 30 April 2015 through discussion with Charles Rose. The enclosed application is consistent with the agreed approach.

Current Application

Planning Condition 3 states:

“The facing materials for the sixth floor extension shall match the existing materials in terms of colour, texture and finish, with details to have been submitted to and approved in writing by the local planning authority prior to commencement of development. A sample panel of the approved materials, at least 1 square metre in size, shall be constructed on site. The local planning authority shall be informed, in writing, on completion of the sample panel which shall then be inspected. All subsequent walling shall match the sample panel, subject to any modifications required in writing by the authority.”

The enclosed application seeks to alter the wording of the condition to allow the details to be agreed at a later stage (after commencement), so as to not hold up other works to be undertaken internal to the building and not related to the extension. The suggested revised wording in bold is:

*“The facing materials for the sixth floor extension shall match the existing materials in terms of colour, texture and finish, with details to have been submitted to and approved in writing by the local planning authority prior to **external works commencing on the sixth floor extension**. A sample panel of the approved materials, at least 1 square metre in size, shall be constructed on site. The local planning authority shall be informed, in writing, on completion of the sample panel which shall then be inspected. All subsequent walling shall match the sample panel, subject to any modifications required in writing by the authority.”*

Notwithstanding the above we will seek to submit and agree the materials as soon as possible.

Planning Condition 4 states:

“Prior to commencement of development, details in respect of the following shall be submitted to and approved in writing by the local planning authority:

a) details of the new railings and hand rails, at a scale of not less than 1:10, including materials, finish and method of fixing to the plinth;

b) plan, elevation and section drawings, including jambs, heads and cills of all new external window and door openings and secondary glazing;

Development shall be carried out only in accordance with the approved details.”

Items under a) are understood to be agreed with Camden, as are the door details under item b). The outstanding details are external window openings and secondary glazing under item b). The consideration of secondary glazing is also associated with Condition 3 of the associated listed building consent that requires a mock up hotel bedroom structure to be constructed for inspection by Camden.

As with the request under Condition 3, the enclosed application seeks to alter the wording of Condition 4 to allow the details to be agreed at a later stage (after commencement), so as to not hold up other works which are not related to these elements. The suggested revised wording in bold is:

*“Prior to **any relevant works being undertaken**, details in respect of the following shall be submitted to and approved in writing by the local planning authority:*

a) details of the new railings and hand rails, at a scale of not less than 1:10, including materials, finish and method of fixing to the plinth;

b) plan, elevation and section drawings, including jambs, heads and cills of all new external window and door openings and secondary glazing;

Development shall be carried out only in accordance with the approved details.”

As with condition 3, we will seek to submit and agree the relevant details as soon as possible.

I trust the enclosed application is in order. However, should you have any queries please do not hesitate to contact me.

Yours faithfully



Nick Jenkins MRICS
Director
Smith Jenkins Ltd