

HC/RMO/LON.0204

22nd June 2015

Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)**  
**74 Charlotte Street, London, W1T 4QH**  
**Application for Non-Material Amendment (Section 96A) – pursuant to planning permission 2012/2133/P (Appeal Ref: 2193888)**

Pegasus Group has been instructed by Kahuna Ltd to submit an application for non-material amendments (Section 96A) pursuant to planning permission Ref: 2012/2133/P (Appeal Ref: 2193888).

On the 20<sup>th</sup> September 2013, planning permission was granted for the following development:

*"Demolition of building behind retained four storey front façade and redevelopment for a five storey building that includes a new mansard roof level with rear terrace, rear terrace at second floor level, plus excavation to form a basement level with front light well to accommodate restaurant (Class A3) at basement and ground floors and 4 x residential flats on upper floors to be communally accessed from Charlotte Mews."*

Further to this permission being granted, all pre-commencement planning conditions have been formally discharged by Camden Council and it is the intention to start demolition and construction works imminently.

This non-material planning application (Section 96A) seeks to provide a reduced area of skylight servicing the restaurant (Class A3) in order to accommodate a storage room for a water tank servicing the development. Accordingly, the following documentation was submitted via the planning portal (Ref: PP-04273847):

1. Application form duly signed and completed;
2. A copy of the following plans:

23 Hanover Square, London W1S 1JB

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- |      |                        |                       |
|------|------------------------|-----------------------|
| i.   | Approved First Floor:  | 11012 (PL) 011 Rev A; |
| ii.  | Approved Second Floor: | 11012 (PL) 012 Rev A. |
| iii. | Proposed First Floor:  | 57802/100-03A Rev A;  |
| iv.  | Proposed Second Floor: | 57802/100-04A Rev A.  |

In addition to the above, an additional drawing: 57802/100-30A, has been submitted for illustrative purposes to show the limited extent of the change. Since this does not supersede an approved drawing, this is being provided for information only. The drawings depicting the third and fourth floors of the building will remain unaltered.

### **The Proposal**

This non-material amendment application seeks to reduce the size of the lightwell servicing the restaurant (Class A3 use) in order to facilitate a storage tank room at first floor level.

It is considered that a non-material amendment (Section 96A) application is the most appropriate method for the Council to assess this alteration from the approved planning drawings, as the proposal will not impact upon the appearance of the building from any public vantage points and there is no increase in habitable accommodation as a result of the proposal.

### **Assessment**

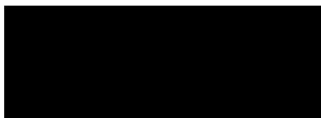
The inclusion of the water tank room at first floor level is critical to the development due to the lack of plant space available on the upper floors. The inclusion of space for the storage of the water tank was not considered as part of the initial design of the building submitted for planning, however became apparent following detailed design of the building.

Although regrettably the size of the skylight serving the restaurant has been reduced as a result, there will be no alteration to the appearance of the building from any public vantage points as the tank room is hidden below the top level of the adjoining party wall and in essence forms an infill when compared with the original approved scheme.

The tank room is critical to the development and cannot be accommodated elsewhere within the development due to space restrictions and the requirements for servicing and maintenance of the water tank. Consequently, the proposed location at first floor level is the most appropriate location for the water tank.

I trust the above and enclosed is sufficient for the validation of this application and look forward to receiving confirmation of this in due course. However, should you require any additional information then please do not hesitate to contact me direct.

Yours faithfully



Henry Courtier  
**Senior Planner**

