

Our ref: MMA/187KTR/08/15

Mr Gideon Whittingham  
Regeneration and  
Planning Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 8ND

21/08/2015

Dear Gideon,

Firstly thank you for all your help and advice relating to the proposed amendments for the approved scheme for 187 Kentish Town Road (Planning reference: 2013/8301/P)

Following our meeting on 13<sup>th</sup> July and your email dated 22<sup>nd</sup> July we are submitting this Minor Material Amendment Application for the discussed revisions. I wish to confirm that the D2 use (Cinema) shall be maintained and a letter from our appointed cinema consultant, *Cinema Next* dated 21<sup>st</sup> August accompanies this application.

In order to deliver the cinema and meet the local need we have reviewed the design of the approved scheme and have proposed the following amendments, outlined below:

1. **The internal reconfiguration** - at ground floor level includes relocating the stair core further into the residential communal area in order to create a larger floor area for the cinema. This has been proposed with the sole purpose of making the cinema option viable and allow for a larger screen which we feel will be welcomed by the local community and the cinema operator (*the approved cinema floor area measures 67sqm whilst the proposed cinema floor area would measure 78sqm*);
2. **Relocating the cinema/auditorium** - to the western side of the building. This will allow customers to enter through the main entrance and directly into the bar/box office area which is, we feel, a far better design solution than the consented scheme in which the entrance is effectively a large corridor at 45 degrees to the entrance doors with the bar hidden at the end of it. The previous design would also have required a member of staff to constantly guard the auditorium door to prevent unwanted access due to its proximity to the street;
3. **Lowered ground floor level for the cinema use** - The headroom provided in the approved scheme was not considered sufficient and therefore we have introduced a "sunken area" to address this issue and deliver the cinema option.
4. **Revised residential unit mix** – The Council's "*Dwelling Size Priorities Table*" as part of policy DP5 of the adopted Development Plan (2010) stipulates that the Council acknowledges that there is a need and/or demand for 2 bedroom market units and that the Council has prioritised these sizes as very high. The policy states that the Council will seek to focus provision around the very high and high priority sizes by assessing dwelling mixes against the aims in the Priorities Table. The Council expect proposals to include some dwellings that meet the very high priorities wherever it is practicable to do so. Therefore it is evident that the revised mix which changes the approved 2 x studio, 2x 1 bedroom, 7 x 2 bedroom and 1 x 3 bedroom units to provide 2 bedroom units replacing the studios, 1 bedroom and 3 bedroom units would be supported by this Policy and the Priorities Table. The unit sizes would meet the requirements of Table 3.3 of the London Plan. We have provided a revised schedule of accommodation as part of this application. We wish to confirm that we will be providing the agreed affordable 1bed unit which measures 56sqm;

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5. **An updated Construction Management Plan** has been included. It stipulates that no demolition works shall be carried out in relation to the main elevations of the building as a result of the proposed changes. The Construction Management Plan includes the excavation works for the cinema.
6. **Refuse Storage Area** - The approved refuse storage area has been maintained for the residential units.
7. **Cycle Provision** - The proposal would provide 22x cycle parking spaces for the residential units.

We would like to take this opportunity to highlight that the pre-commencement condition relating to the previous approval (ref:PP/14/0846) has been approved and the energy/sustainability report outlined in the legal agreement has met the satisfaction of the Council's Energy Officer, Amy Farthing.

We have enclosed the following documents/drawings:

- Completed application form
- Approved drawings
- Proposed drawings
- Schedule of Accommodation
- Cinema Next confirmation letter dated 21<sup>st</sup> August 2015
- Revised Construction Management Plan
- Fee (paid via Camden online payment system)

We trust that the details submitted are sufficient to enable the application to be registered forthwith and satisfy relevant planning policies and guidance set out by Camden Council. If you have any queries or if you require any additional information, please do not hesitate to contact us.

Kindest Regards,

Shaun Sabet  
Director

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**Email reference:**

**From:** Whittingham, Gideon [mailto:Gideon.Whittingham@camden.gov.uk]

**Sent:** 22 July 2015 12:04

**To:** Shaun Sabet <shaun@upliftproperty.co.uk>

**Cc:** 'Karen Ellis' <karen@upliftproperty.co.uk>; 'Peter Cadwallader' <peter@upliftproperty.co.uk>; 'Peter Keenan' <peter.keenan@upliftproperty.co.uk>

**Subject:** 187 Kentish Town Road - Potential Minor Material Amendment

Shaun,

In mind of our meeting on Monday 13<sup>th</sup> and the potential minor material amendment of 2013/8301/P, I would like to confirm matters.

The internal rearrangement of the cinema and associated servicing/cycle storage at ground floor level could be acceptable, subject to:

- No demolition required to the main elevations of the building as a result of the excavation/construction – a construction plan will need to be provided to confirm this.
- A statement provided by potential hosts to confirm the cinema space is suitable for their needs
- The provision of cycle spaces and refuse does not reduce as a result.
- The floorspace of D1 use remains

The amendment of the residential mix from 2 studios, 2 x 1 bedroom, 7 x 2 bedroom and 1 x 3 bedroom; The increase in proportion of 2 bedroom units of higher priority, at the expense of studios, 1 bedroom or 3 bedroom units would be acceptable, subject to these units complying with the London Plan 2015 minimum space standards. It should be noted that this may require an increased provision for cycle parking as a result.

With regards to contributions, these would not be recalculated.

Although education and open space would now be omitted, this application would now be Camden CIL applicable.

To discuss matters of tables and chairs - <https://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/entertainment-related-licences/amenities-on-the-public-highway-consents/?context=live>

Regards

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Regeneration and Planning  
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