

8 September 2015



Camden Council  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8ND

**FAO Darlene Dike**

Dear Sir,

DP9 Ltd  
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## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

### **APPLICATION FOR MINOR MATERIAL AMENDMENTS - 120 HOLBORN, EC1N**

#### **Introduction**

On behalf of our client, 120 Holborn Investment Limited Partnership, please find enclosed an application for minor material amendments (MMA) for the aforementioned site, to remove reference to the inclusion of a swimming pool within the new gym. The application for MMA's seeks to vary condition 3 of planning permission 2014/2782/P, granted on 20 August 2015.

The application is made under Section 73 of the Town and County Planning Act 1990.

In support of this application we enclose four copies and a CD of the following:

- Planning Application form and the relevant Community Infrastructure Levy form;
- this covering letter, which includes details of the proposal and a summary of the relevant planning policy considerations;
- Design and Access Statement;
- Sustainability Statement; and
- Energy Statement.

We also enclose a cheque for £195 made payable to the London Borough of Camden to cover the requisite application fee.

This application is in connection with permission ref. 2014/2782/P, granted permission on 20 August 2015, for the change of use of part of basement at 120 Holborn from office (class B1) and retail (A1) to leisure centre (D2) and light industrial (B1c). The approved Design and Access Statement submitted in support of this application states that the gym will include a pool, referencing the indicative plan. This application proposes to remove reference to the inclusion of a swimming pool.

The sustainability and energy assessments submitted in support of the approved scheme were modelled on a swimming pool being included within the scheme. As it is now proposed to remove the swimming pool, the assessments have been updated to account for the associated percentage reductions in energy use. The assessments confirm that resultant from the removal of the pool a CHP plant is no longer required within the development. The removal of the CHP plant does not impact on the developments ability to meet the required reduction targets, as a combination of passive design measures and air source heat pumps ensure that the development



achieves a 42% improvement over the 2010 Building Regulations standards, exceeding the 40% target as set out in Policy 5.2 of the London Plan.

### **Summary and Conclusions**

Submitted with this letter is an application for planning permission at 120 Holborn, EC1N. We trust you have sufficient information to validate and register the application. If you require anything further please contact Anthony Plumbly or Katie Smith at this office.

Yours faithfully,

**Katie Smith**  
**Senior Planner**  
**DP9 Ltd**

Enc.