

Our ref: IB10 - 02B346532

Your ref: 2014/7874/P

17<sup>th</sup> September 2015

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Dear David,

## CAMDEN TOWN HALL ANNEXE

### APPLICATION FOR NON MATERIAL AMENDMENTS FOLLOWING A GRANT OF PLANNING PERMISSION PLANNING PERMISSION 2014/7874/P (UNDER SECTION 96A OF THE 1990 TOWN AND COUNTRY PLANNING ACT, AS AMENDED)

Following the grant of planning permission for the above application at Camden Town Hall Annexe listed above, please find enclosed a S.96a Non-Material Amendment application submitted on behalf of Crosstree Real Estate Management Ltd.

#### Background

On 16<sup>th</sup> April 2015, the London Borough of Camden Development Control Committee resolved to approve application 2014/7874/P, with the final decision notice issued on 25<sup>th</sup> August 2015. The development approved is for:

*“Change of use from Council offices (Sui-generis) to hotel (class C1) and alterations to the building including removal of roof top plant, an extension at roof level and alterations to façade”.*

Since the resolution to grant planning permission, the proposals have undergone further design development which has resulted in a number of amendments which are not considered to materially affect the overall scheme.

#### Proposed Amendments

The following non-material amendments are proposed:

- Various amendments to the rooftop extension to include:
  - Deeper fins;
  - Shallower overhang;
  - Colour of metal finish;
  - Roof light omitted;
  - Elevational alterations to 8<sup>th</sup> floor;
- Projection of external lift structure onto Euston Road;
- Installation of steps onto Euston Road;
- Goods lift overrun;



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- Ground floor western façade recess to its existing position; and
- Elevational alterations to ground floor façade.

As you are aware, there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme. In respect of the approved planning permission for the Camden Town Hall Annexe, the application will continue to deliver a change of use from Council offices to a hotel as approved; and will not alter the overall scale and general appearance of the proposed ground floor façade or the roof top extension. It is also considered that the amendments are an improvement to the approved scheme, for example, the installation of steps onto Euston Road will allow for greater activity along this façade which will bring vitality to this façade and to the streetscene.

### Application Content

The application is submitted to the LPA via the Planning Portal. However, for completeness, one hard copy and a CD containing all of the documents listed below are enclosed:

- Application Form
- Fee
- Full Copies of Approved Drawings
- Proposed Drawing Numbers:
  - 1996\_X\_GA(B2)01\_PL Rev P03 – Proposed Sub Basement Plan
  - 1996\_X\_GA(B1)01\_PL Rev P03 – Proposed Basement Plan
  - 1996\_X\_GA(00)01\_PL Rev P03 – Proposed Ground Floor Plan
  - 1996\_X\_GA(01)01\_PL Rev P03 – Proposed First Floor Plan
  - 1996\_X\_GA(TY)01\_PL Rev P03 – Proposed Typical Floor Plan Levels 2 - 6
  - 1996\_X\_GA(07)01\_PL Rev P03 – Proposed Seventh Floor Plan
  - 1996\_X\_GA(08)01\_PL Rev P03 – Proposed Eighth Floor Plan
  - 1996\_X\_GA(09)01\_PL Rev P03 – Proposed Ninth Floor Plan
  - 1996\_X\_GA(10)01\_PL Rev P03 – Proposed Tenth Floor Plan
  - 1996\_X\_GA(11)01\_PL Rev P03 – Proposed Eleventh Floor Plan
  - 1996\_X\_GS(AA)01\_PL Rev P03 – Proposed Section AA
  - 1996\_X\_GS(DD)01\_PL Rev P03 – Proposed Section DD
  - 1996\_X\_GE(EA)01\_PL Rev P03 – Proposed East Elevation
  - 1996\_X\_GE(NO)01\_PL Rev P03 – Proposed North Elevation
  - 1996\_X\_GE(SO)01\_PL Rev P03 – Proposed South Elevation
  - 1996\_X\_GE(WE)01\_PL Rev P03 – Proposed West Elevation
- Orms Planning Amendments Drawing Pack, dated August 2015

We look forward to receiving confirmation that the application has been validated. If you require any further information, please do not hesitate to contact Iain Buzza (020 7911 2054) or Georgina Church (020 7911 2692) at these offices.

Yours sincerely,



**GVA Grimley Ltd**

For and On Behalf of Crosstree Real Estate Management Ltd