

**VIA PLANNING PORTAL AND BY EMAIL:**

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29<sup>th</sup> September 2015

Dear Jenna

**APPLICATION FOR A SECTION 96A NON-MATERIAL AMENDMENT  
TO THE APPROVED DRAWINGS OF PLANNING PERMISSION  
2013/6627/P GRANTED ON 13/06/2014  
187-199 WEST END LANE, LONDON NW6 2LJ  
PLANNING PORTAL REF. PP-04523061**

I write on behalf of our clients, West Hampstead Square LLP., to submit an application for the non-material amendment to the approved plans of planning permission 2013/6627/P granted on 13/06/2014, namely alteration to roof level block A-E, alteration to Block F layout and elevations, alteration to Block G stairwells, and internal alteration at Block B ground floor to accommodate a residents' fitness suite.

Planning permission was granted under LPA ref. 2013/6627/P on 13<sup>th</sup> June 2014 for the "*Variation of condition 11 (approved plans) and condition 13 (London Underground structures) to planning permission 2011/6129/P granted on 30/03/2012, and as amended on 15/07/2013 by planning permission 2013/1924/P, for redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units, namely alteration to entrances and layouts at ground floor level block A-E, alteration to fenestration and layouts to all level block F and G, and alteration to landscaping*".

The proposed amendments were submitted under planning application 2013/6627/P in 2014, but the following drawings reference were omitted from Condition 11 as approved drawings in the formal decision notice:

- 12316-PL-60 Block F First Floor Plan
- 12316-PL-61 Block F Second Floor Plan
- 12316-PL-62 Block F Third Floor Plan
- 12316-PL-63 Block F Fourth Floor Plan
- 12316-PL-64 Block F Fifth Floor Plan
- 12316-PL-65 Block F Sixth Floor Plan
- 12316-PL-66 Block F Seventh Floor Plan
- 12316-PL-15- B Block F GA Elevations
- 12316-PL-32 Block G Ground Floor Plan
- 12316-PL-21 Site Masterplan at Street Level

The 2013/6627/P planning permission included elevation alterations to suit the enlarged rooftop enclosures at Blocks A-E. We are therefore seeking a non-material amendment to Blocks A-E at roof level showing the enlarged rooftop Plantwell. The amended rooftop layouts are co-ordinated with the approved elevations granted by planning permission 2013/6627/P.

During the course of detailed scheme design, Block G stairwells have been amended to incorporate a ventilated corridor following comments from Building Control. These amendments are included as part of this non-material amendment.

It is proposed to have a resident only fitness suites of 281sqm located in the approved plant room at Block B ground floor. This plant area is surplus to requirements following the plant equipment being accommodated within the enlarged plantroom at the roof level. It was discussed with the case officer at the pre-application stage that the proposed residents' only gym can be considered as a non-material amendment to the scheme, as it will be a small resident-only gym ancillary to the residential development. A copy of the approved Block B Ground Floor Plan (ref: PL-27-B) and the proposed Block B Ground Floor Plan (ref: PL-27-C) are enclosed for your reference.

A Design Statement has been prepared, setting out a side by side comparison of the approved and proposed alternations. A set of drawings have been prepared, including the previously approved layout and the proposed non-material amendments to roof level Blocks A-E, Block B residents' fitness suite, Block F layout and elevations, and Block G stairwells. The Site Masterplan at Street Level has also been updated to reflect the non-material alteration at Blocks B and G.

The application therefore consists of the following documents:

- Application form
- Application Covering Letter
- Design Statement
- Block A Plans, ref: PL-01-C
- Block B Plans, ref: PL-02-C
- Block C Plans, ref: PL-03-C
- Block D Plans, ref: PL-04-C
- Block E Plans, ref: PL-05-C
- Block F Plans, ref: PL-06-A
- Block G Plans, ref: PL-07
- Block F Elevations, ref: PL-15-B
- Block B Proposed Ground Floor, ref: PL-27-C
- Site Masterplan at Street Level, ref: PL-24-A

The application fee of £195.00 has been paid electronically on submission of the application via the Planning Portal.

The following table sets out a list of drawings approved under Condition 11 of planning permission 2013/6627/P, alongside the non-material amendment drawings proposed as a substitution:

Drawing Titles	Approved Drawings Ref: 2013/6627/P (Condition 11 )	Non-Material Amendment Drawings
Site location plan	PL00	Not affected
Block A plans	PL01-A	<a href="#">PL-01-C</a>
Block B plans	PL02-A	<a href="#">PL-02-C</a>
Block C plans	PL03-A	<a href="#">PL-03-C</a>
Block D Plans	PL04-A	<a href="#">PL-04-C</a>
Block E Plans	PL05-A	<a href="#">PL-05-C</a>
Block F Plans	PL06	<a href="#">PL-06-A</a>
Block G Plans	-	<a href="#">PL-07</a>
Block A Elevations	PL10-D	Not affected
Block B Elevations	PL11-D	Not affected
Block C Elevations	PL12-D	Not affected
Block D Elevations	PL13-D	Not affected
Block E Elevations	PL14-D	Not affected
Block F Elevations	PL15	<a href="#">PL-15-B</a>
Block G elevations	PL16-B	Not affected
Site Elevations (Blocks A-G)	PL17-A	Not affected
Site Masterplan Lower Level	PL20-B	Not affected
Site Masterplan (street Level)	This was submitted as PL-21 but omitted from the decision notice	<a href="#">PL-24-A</a>
Block A Ground Floor	PL25	Included in PL-01-C
Block A First Floor	PL26	Included in PL-01-C
Block B Ground Floor	PL27-B	<a href="#">PL-27-C</a>
Block C Ground Floor	PL28-A	Included in PL-03-C
Block D Ground Floor	PL29-B	Included in PL-04-C
Block E Ground Floor	PL30	Included in PL-05-C
Block F Ground Floor	PL31	Included in PL-06-A
Block G First Floor	PL33	Included in PL-07
Block G Second Floor	PL34	Included in PL-07
Block G Third Floor	PL35	Included in PL-07
Block G Fourth Floor	PL36	Included in PL-07
Block G Fifth Floor	PL37	Included in PL-07

The above amendments have been previously presented to the Council as part of the application ref: 2013/6627/P and discussed with the case officer at pre-application meetings. The above amendments have been considered acceptable as non-material and the current application seeks to regularise the missing drawings from the previous Section 73 permission. We therefore consider that the proposed amendments to the drawings are satisfactory and should be granted as a non-material amendment.

I look forward to receiving confirmation that the application has been validated. Should there be anything further, please do not hesitate to contact me at this office.

Yours sincerely,



**Summer Wong**  
**Senior Planner**