

DP3029/AWHP/KES

29 October 2015

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Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPLICATION FOR MINOR MATERIAL AMENDMENTS – 8A LEATHER LANE, LONDON, EC1N 7RE

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 reduce the extent of the approved retail extension (Use Class A1) at 8A Leather Lane. The application for MMA's seeks to vary condition 3 of planning permission 2015/2445/P, granted on 23 June 2015.

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

In support of this application we enclose the following:

- Planning Application form;
- this covering letter, which includes details of the proposal and a summary of the relevant planning policy considerations;
- Application drawings prepared by John Robertson Architects; and
- Design and Access Statement prepared by John Robertson Architects.

A Community Infrastructure Levy form has not been submitted with this application, as the extent of floorspace is beneath 100 sqm.

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

Summary of the Proposals

The proposal seeks to reduce the extent of the approved retail extension to the existing retail unit at 8A Leather Lane by 8 sqm (GIA), to provide a 36 sqm (GIA) extension. This proposed reduction is required to allow for the retention of an existing smoke vent that is located in the



area over which the retail unit is approved to extend. The extension of the retail unit into this area would result in the smoke vent becoming blocked, requiring the venting strategy for the basement of 120 Holborn to be entirely reworked, which would be both timely and costly.

The application does not propose any changes to the approved residential access, which is relocated to the south elevation of the extension and connects to the existing entrance via a new hallway.

Summary and Conclusions

Submitted with this letter is an application for planning permission at 8A Leather Lane, 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.