

Mr Ian Gracie  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

3 November 2015

Dear Ian

**79 CAMDEN ROAD (REF: 2013/7646/P AND AS AMENDED UNDER REF:  
2014/7826/P)  
NON MATERIAL AMENDMENT APPLICATION**

Further to our meeting in summer 2015 and subsequent discussions, we enclose on behalf of Barratt London ("the applicant") a Section 96A application for non-material amendments to the above development in order to rationalise the design and comply with specific requirements emanating from conversations with UK Power Networks (UKPN).

As you will be aware planning permission (ref: 2013/7646/P), was granted on 15 May 2014 for:

*"Redevelopment of the site to create 164 residential units, including affordable housing, following demolition of all existing business use buildings (Class B1) on the site and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements."*

A NMA application (ref: 2014/7826/P) for improved access, technical and aesthetic elements of the overall design was subsequently approved in April 2015. The applicant has further reviewed the detailed internal layouts, resulting in greater efficient use of the outside space available to several apartments. Consequently two terrace spaces of Block F have been altered to enable improved access and higher quality amenity space, whilst maintaining privacy to the surrounding residential area.

In addition the repositioning of the disabled car parking space outside Block A and the minor alteration to the Block A access door are proposed to accommodate UKPN requirements for substation access and maintenance within the development. This has been consulted on with the Access & Service Development Officer who is satisfied with the arrangement given the constraints.

The remaining amendments are minor in nature and improve the overall aesthetic appearance of elevations as set out in the accompanying Schedule of Amendments prepared by Sheppard Robson Architects.

It is considered and has been agreed with LB Camden Officers that, relative to the whole development, the amendments are non-material.

### Scope of Submission

Accordingly, we now submit a Section 96A application to amend Condition 24 of the original planning permission (ref: 2013/7646/P) and formalise these amendments. The approved drawings and the amended drawings are listed in the table below.

CONSENTED DRAWING*	DRAWING TITLE	AMENDED DRAWING
4998-20-102 Rev N	Proposed Ground Floor Plan	4998-20-102 Rev R
4998-20-107 Rev I	Proposed Fifth Floor Plan	4998-20-107 Rev S
4998-20-108 Rev G	Proposed Sixth Floor Plan	4998-20-108 Rev S
4998-20-119 Rev H	Proposed Street Elevations: Camden Road and St Pancras Way	4998-20-119 Rev S
4998-20-120 Rev J	Proposed Street Elevations: North West and Rochester Place Elevation	4998-20-120 Rev S
4998-20-123 Rev B	Sections E-E, F-F, G-G	4998-20-123 Rev N

*\*These drawings were approved under an s96a application ref: 2014/7826/P*

We have submitted, via the Planning Portal, the following application documents on 3 November 2015 (reference PP-04602998):

- Application Form for Section 96A;
- Copy of this Covering Letter - detailing scope of application and setting out drawings to be superseded;
- Drawings;
  - Approved drawings to be superseded as detailed in table above;
  - Revised drawings to supersede approved, with amendments illustrated; and
  - Accompanying Schedule of Amendments detailing revisions with reference to relevant amended drawing numbers for clarity.

Accompanying this hard copy submission is a cheque for £195 to cover the Section 96A application fee.

I trust that the electronic and enclosed submissions are in order and look forward to receiving confirmation that the application has been validated.

If you have any queries please do not hesitate to contact me on 020 7182 2781.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R. Ferguson'.

**RACHEL FERGUSON  
ASSOCIATE DIRECTOR**